



UNIT 2, 12-16 BOND STREET
BRISTOL, BS1 3LU

£1,200 Per Month

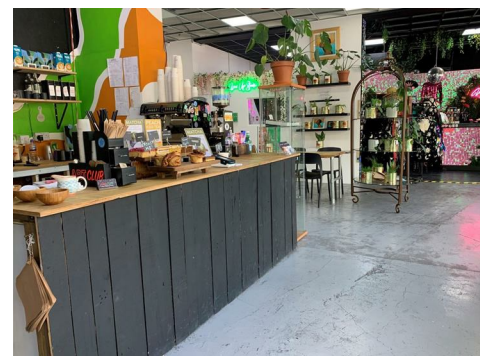
- Coffee shop/cafe kiosk
- Bristol city centre
- 12 month tenancy available
- Community of small business owners



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk





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£1,200 Per Month

DESCRIPTION

Well presented cafe/coffee kiosk unit available to let on a 12 month basis.

LOCATION

The unit is situated in a prime trading position on Bond Street, Bristol City Centre within close proximity to Cabot Circus, Stokes Croft, The Galleries and Park Street.

LEASE DETAILS

The unit is available to let on a 12 month basis subject to a 6 month tenant break clause, 1 month's deposit and 5% service charge inclusive of: WIFI, business rates, water, electricity, waste removal (excluding medical), BID payments and PRS license.

BENEFITS INCLUDED

Marketing via Art Club social channels
Existing customer base of Art Club regulars
Community of small business owners
Priority access to event space hire

FLOOR PLANS

The floor plan is provided for indicative purposes only and should not be relied on.

BUSINESS RATES

The rents quoted are inclusive of business rates.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (expires February 2032)

VIEWINGS

By appointment with Maggs & Allen.

VAT

We understand that VAT is applicable to the rents quoted.

TENANT APPLICATION FEE

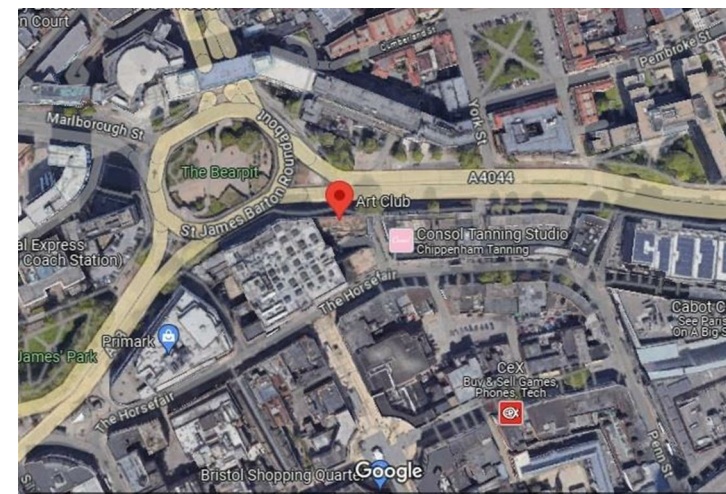
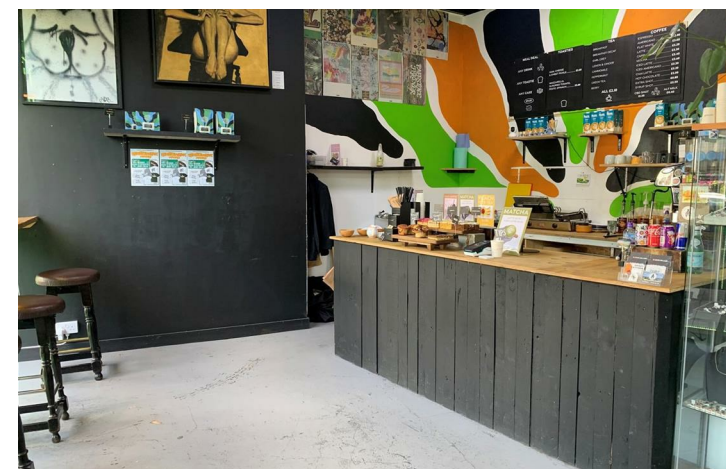
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

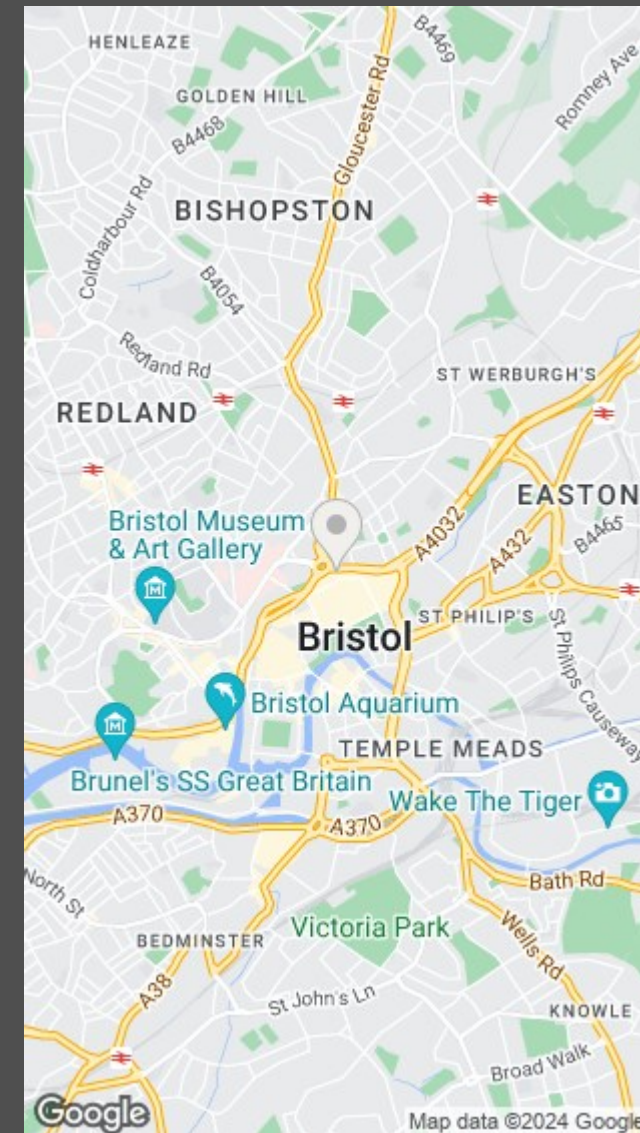
CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 229 sq.ft. (21.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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