

# MAGGS & ALLEN

121, 123 & 125 NEWFOUNDLAND ROAD  
BRISTOL, BS2 1PU

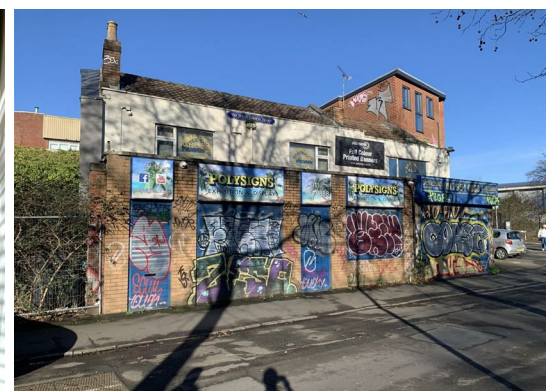
**£25,000 Per Annum**

- 2 storey commercial premises
- Approximately 2,921 sq ft
- Close to city centre
- Potential for a variety of uses



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A substantial two-storey commercial premises extending to approximately 2,921 sq ft, arranged over ground and first floors. The property offers well proportioned accommodation and flexible internal space, making it suitable for a wide range of potential occupier requirements. Subject to consent, the premises would lend itself to a variety of commercial uses.

## LOCATION

The property occupies a prominent position on Newfoundland Road, directly opposite the M32, offering excellent road connectivity and a prime opportunity for free business advertising. Prominent signage on the building is clearly visible to traffic entering and leaving Bristol via the M32, ensuring maximum exposure to a high volume of daily commuters and visitors.

It benefits from a highly convenient and accessible location, within close proximity to Cabot Circus, and is supported by strong transport links alongside a wide range of surrounding amenities.

## LEASE DETAILS

The premises is available to let on a new full repairing and insuring Lease. Each party to incur their own respective legal fees.

## BUSINESS RATES

The rateable value with effect from April 2026 for each part is as follows:

121 - 123 - £23,500.

125 - £4,900.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: E (valid until February 2036).

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

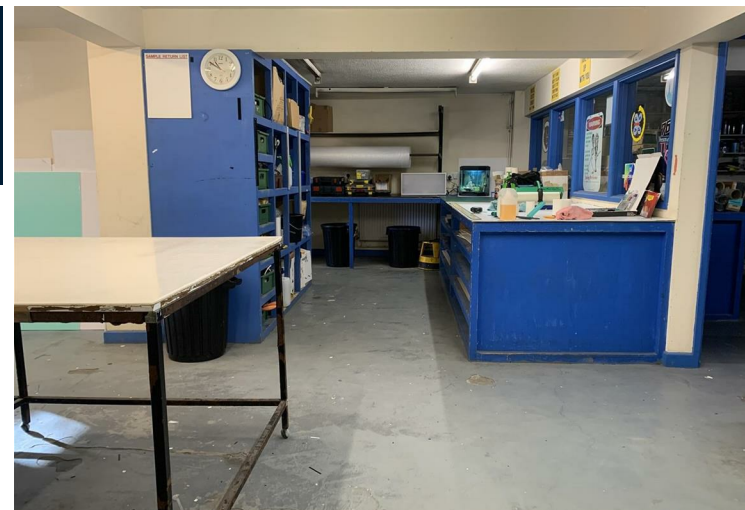
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

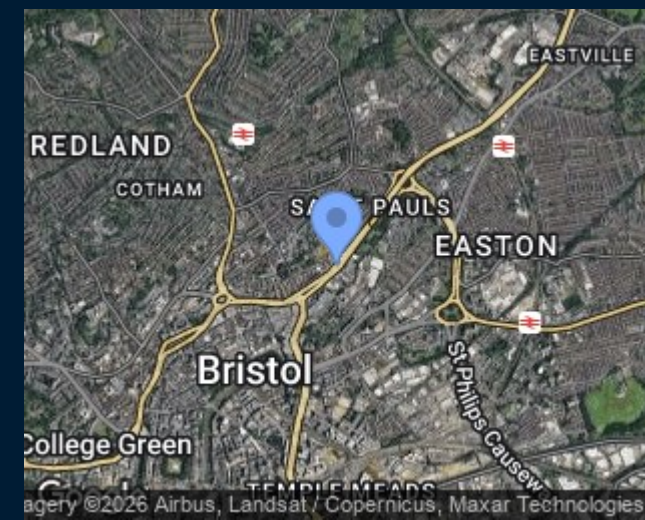
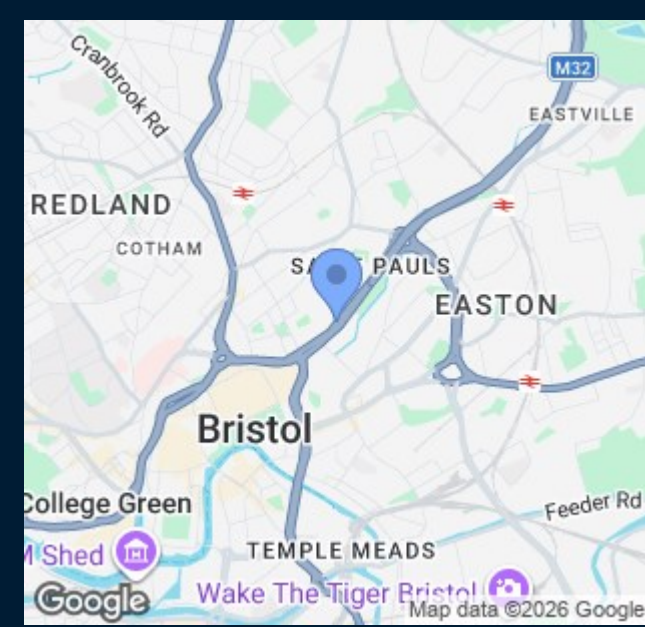
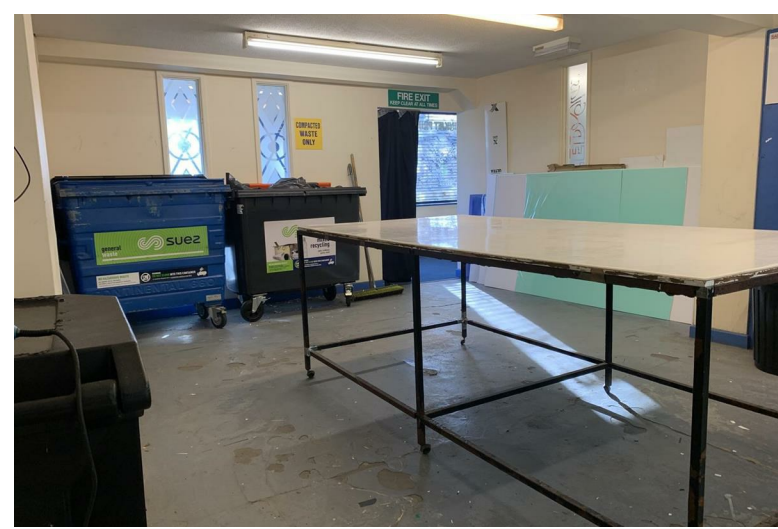
## CONTROL OF ASBESTOS REGULATIONS

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

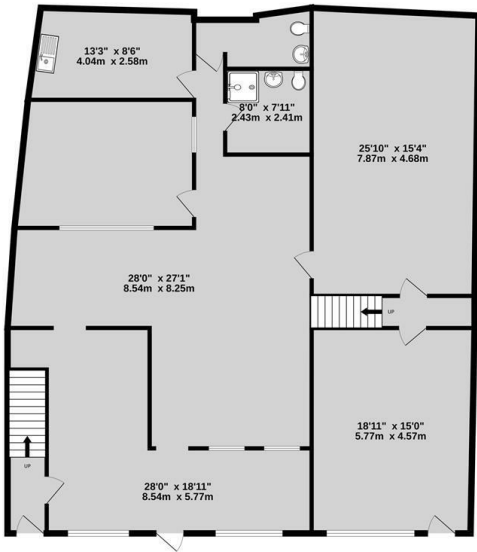
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



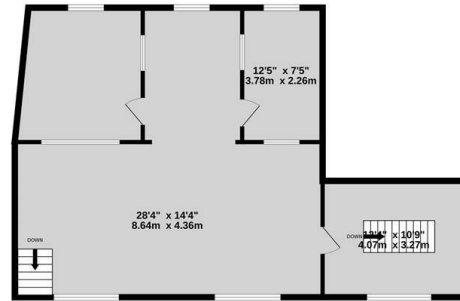


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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**  
2028 sq.ft. (188.5 sq.m.) approx.



**1ST FLOOR**  
892 sq.ft. (82.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2921 sq.ft. (271.3 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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