



**MAGGS
& ALLEN**

1-3 HIGH STREET
SHIREHAMPTON, BRISTOL, BS11 0DT
£35,000 Per Annum

DESCRIPTION

A double fronted retail unit of approximately 2,586 ft² (240m²) situated in a prime position in the heart of Shirehampton. The shop was previously trading as a Woolworths and offers potential for a variety of uses, and a further storage area to the rear (of approx. 1,750 ft²) is available by separate negotiation.

LOCATION

Shirehampton is a suburb situated on the north-west of Bristol within close proximity to Avonmouth and the M5. Neighbouring occupiers include Coral, The Co-Operative Supermarket, and numerous more local operators.

BUSINESS RATES

The unit has a rateable value of £32,250 with effect from April 2023. The rear stores are rated separately but currently include the upper parts.

ACCOMODATION

Shop: approx. 2,586 ft² (240 m²)

Rear Stores (available by separate negotiation): approx. 1,750 ft² (163m²).

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D - valid to March 2027.

VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the premises are opted for VAT and therefore VAT will be applied to the rent.

LEASE DETAILS

The shop is available to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

FLOOR PLAN

The floor plan and quoted floor areas are provided for indicative purposes only and should not be relied upon and may be subject to change.

TENANT APPLICATION FEE

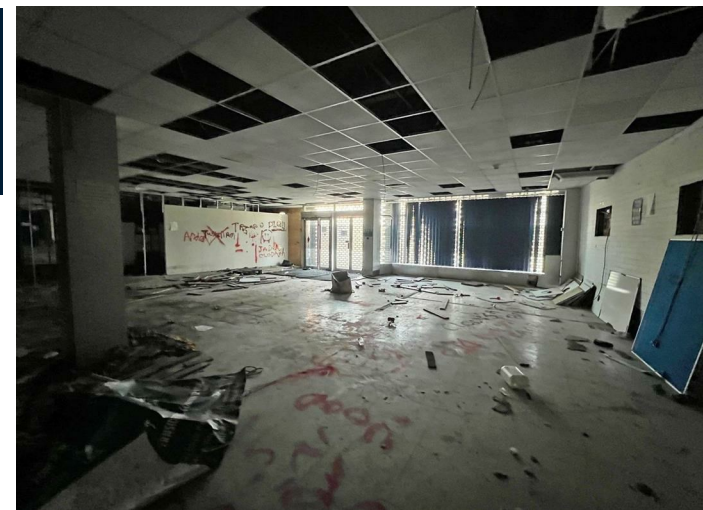
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

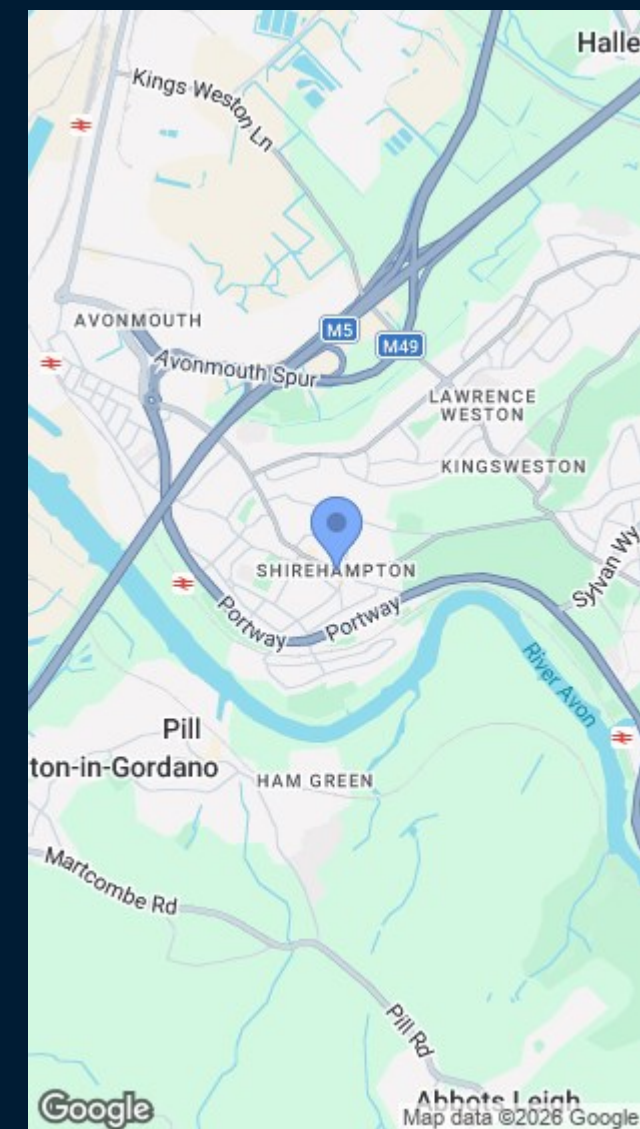
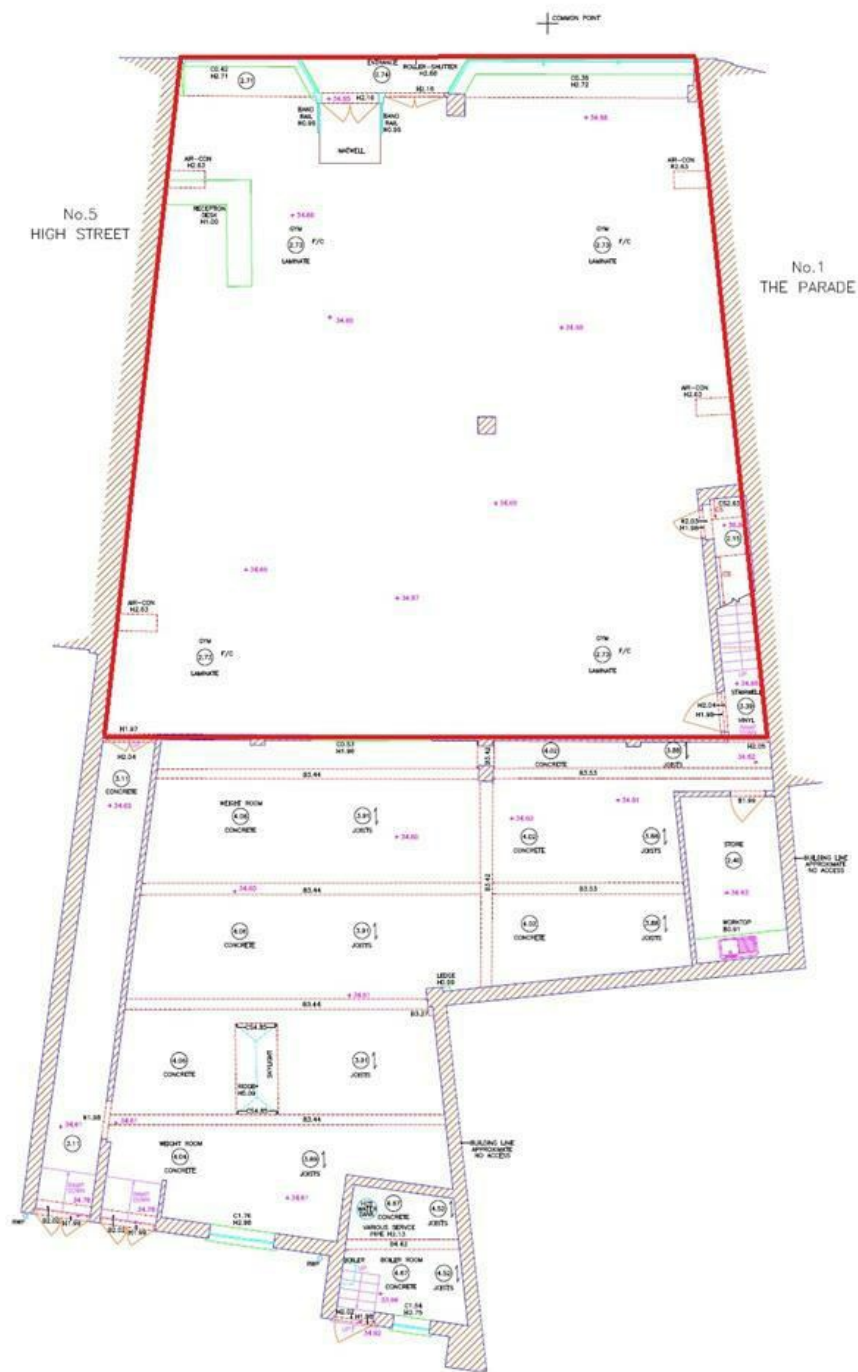
VIEWINGS

By appointment.

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.





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.



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www.maggsandallen.co.uk

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