

MAGGS & ALLEN

20 BROAD STREET
STAPLE HILL, BRISTOL, BS16 5NX



£14,400 PER ANNUM

The property comprises a ground floor retail unit extending to approximately 574 sq ft. The accommodation is arranged predominantly in an open plan layout, providing a versatile trading area suitable for a variety of business configurations. To the rear of the premises there are toilet facilities.

The property is located on Broad Street, the main commercial thoroughfare running through the heart of Staple Hill, a vibrant and well established suburb to the northeast of Bristol. Known for its strong community feel and excellent footfall, the street is lined with a mix of independent retailers, cafes, convenience stores, and national chains, making it a popular destination for both locals and visitors.

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DESCRIPTION

The property comprises a ground floor retail unit extending to approximately 574 sq ft. The accommodation is arranged predominantly in an open plan layout, providing a versatile trading area suitable for a variety of business configurations. To the rear of the premises there are toilet facilities.

Given its flexible layout and prominent position, the unit would be well-suited to a range of occupiers falling within Use Class E, subject to consent. Potential uses may include retail, office, café, showroom, or professional services.

LOCATION

Broad Street is the main commercial thoroughfare running through the heart of Staple Hill, a vibrant and well established suburb to the northeast of Bristol. Known for its strong community feel and excellent footfall, the street is lined with a mix of independent retailers, cafes, convenience stores, and national chains, making it a popular destination for both locals and visitors.

LEASE DETAILS

The shop 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 2023 is £7,100. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (valid until April 2035).

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

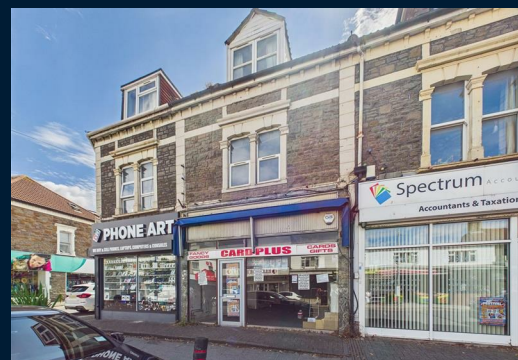
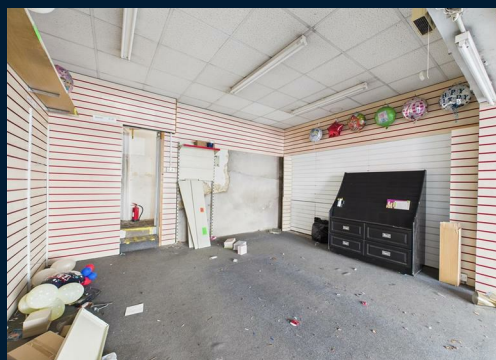
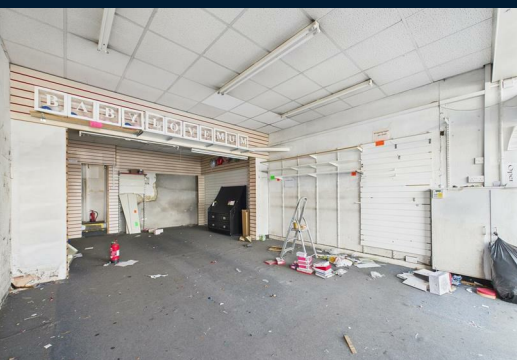
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.