



MAGGS & ALLEN

UNIT 1-5 BRISLINGTON HILL
BRISTOL, BS4 5BE

£25,000 Per Annum

- Approx. 3,300 sq ft
- Use class E
- Ground & first floor
- Suitable for various uses



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

The property comprises a substantial former gym extending to approximately 3,300 sq ft, arranged over two floors. The accommodation offers a versatile layout, providing ample open plan space alongside ancillary areas.

The building benefits from a prominent and highly visible frontage, offering excellent branding and signage opportunities, as well as strong street presence. Its configuration and size make it suitable for a wide range of alternative uses including retail, office, medical, or leisure, subject to consent.

LOCATION

The property is situated on Brislington Hill within a mixed parade, including occupiers such as Papa Johns, Miss Millies and St Peter's Hospice.

BUSINESS RATES

The rateable value with effect from April 2026 is: £22,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

LEASE DETAILS

The shop is available to let on a new Full Repairing and Insuring Lease, subject to a service charge. Each party to incur their own respective legal fees.

FLOOR PLAN

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

VAT

We understand that VAT is applicable.

VIEWINGS

By appointment.

TENANT APPLICATION FEE

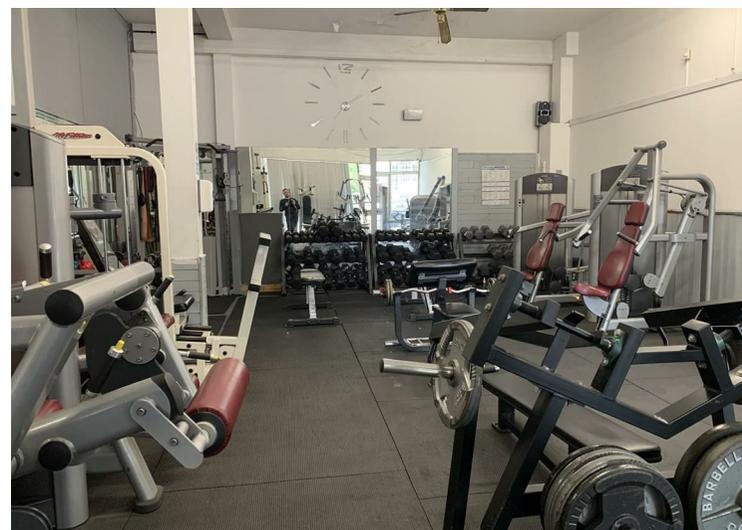
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

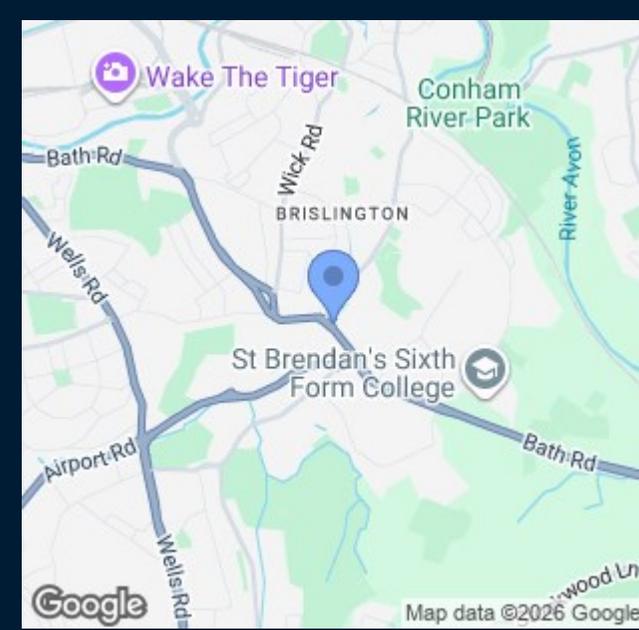
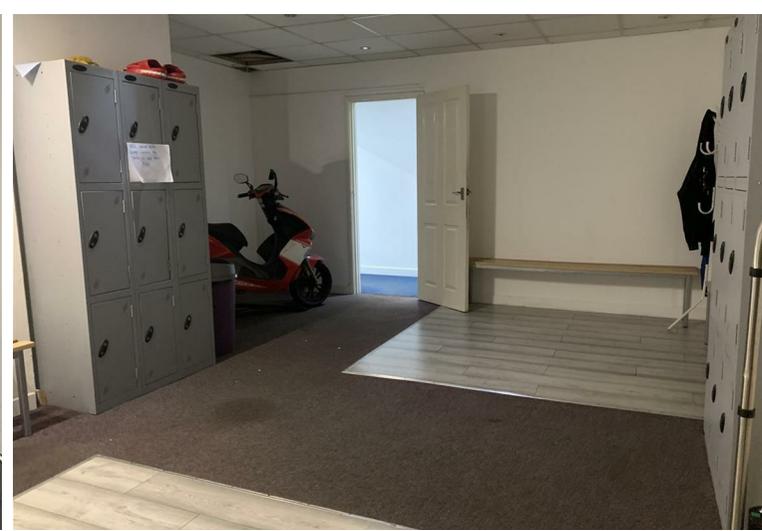
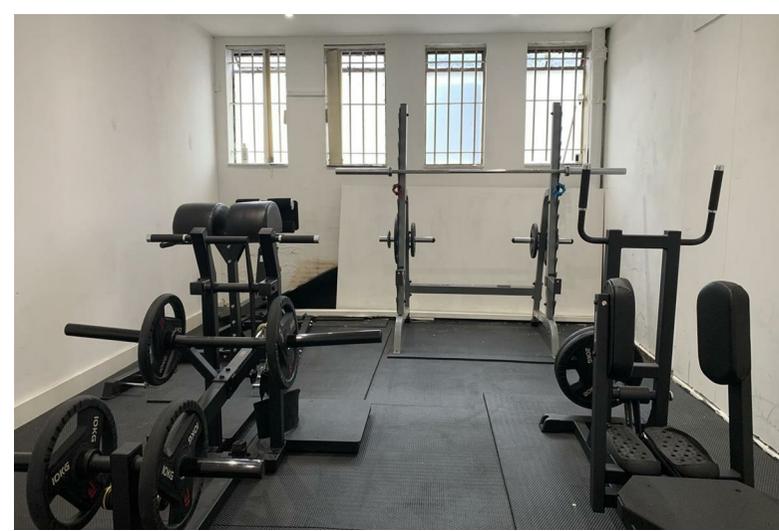
CODE FOR LEASING BUSINESS PREMISES

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

CONTROL OF ASBESTOS REGULATIONS

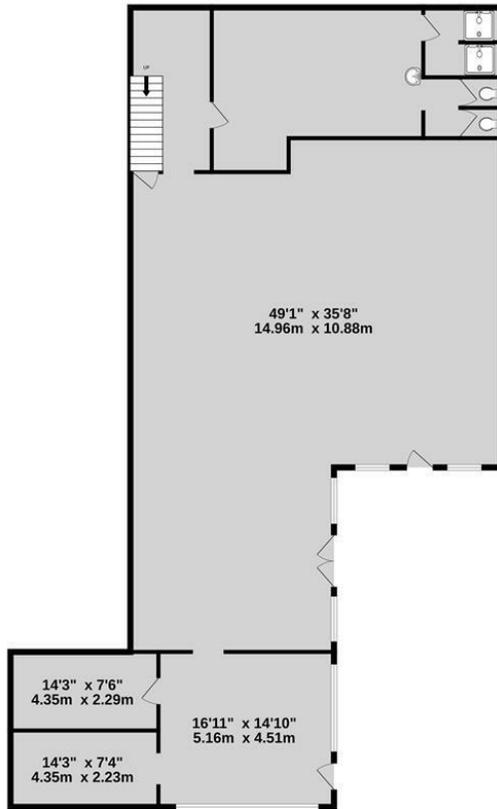
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



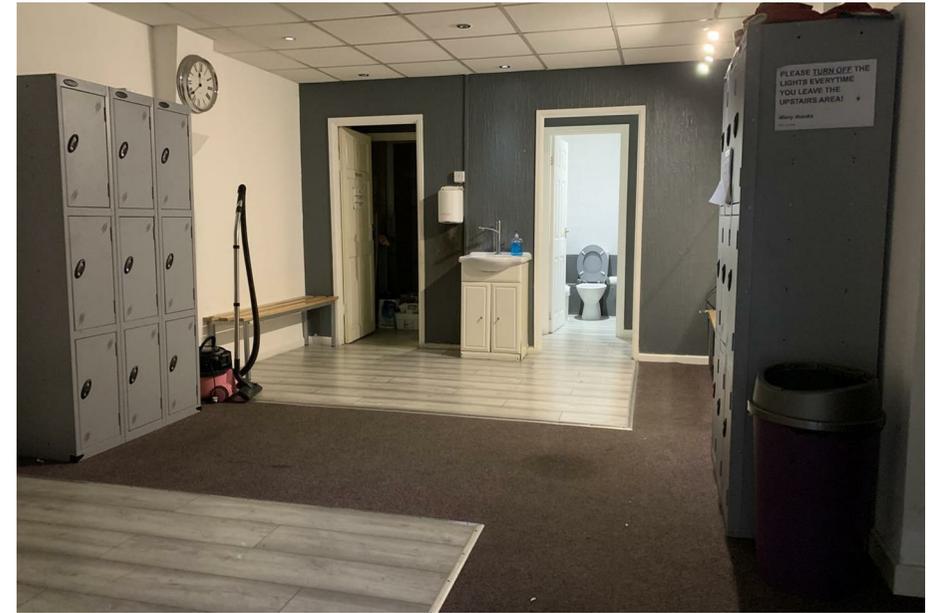
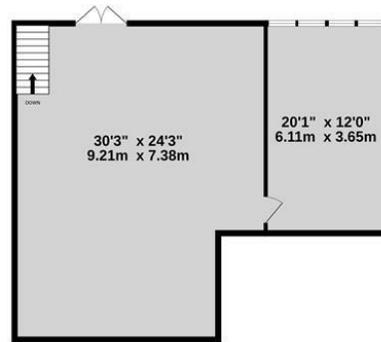


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GROUND FLOOR
2376 sq.ft. (220.7 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 3300 sq.ft. (306.6 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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