

# MAGGS & ALLEN

207A GLOUCESTER ROAD  
BISHOPSTON, BRISTOL, BS7 8NN

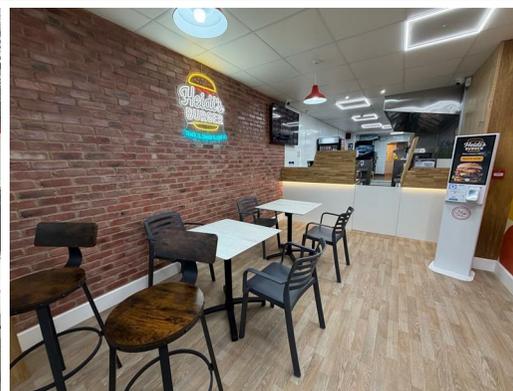
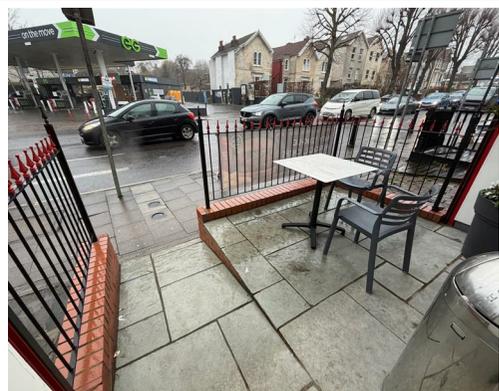
**Rent: £1,250 Per Month**  
**Ingoing Premium: £95,000**

- Recently Refurbished Takeaway
- Fully Fitted & Equipped
- Commercial Extraction and Canopy
- New Catering Equipment
- Front Terrace
- Prime Gloucester Road Location
- 15 Year Lease Assignment



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

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



## DESCRIPTION

An immaculately presented and recently renovated takeaway of approx. 725 ft<sup>2</sup> fully fitted and equipped to a high standard. The property benefits from commercial extraction and canopy, new catering equipment, CCTV, EPOS system (digital/app-based ordering system with customer facing monitor), additional rear storage areas and a front terrace providing valuable external seating. We understand most of the equipment is still under warranty. The premises is available by way of an assignment of a recently granted 15 year term at a passing rent of £1,250pcm, subject to an ingoing premium of £95,000 to include the full inventory/equipment.

## LOCATION

The unit is located in a highly desirable trading position on Gloucester Road, close to the junction with Sommerville Road/Berkeley Road.

## FLOOR PLAN

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

## OUTSIDE

To the front of the property is an enclosed terrace providing customer seating. The unit benefits from a further garage/store to the rear.

## BUSINESS RATES

The Rateable Value with effect from April 2026 is £11,250. 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)

Rating: B (valid to Nov 2033).

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## PREMIUM

A Premium of £95,000 is sought for the lease and equipment. A copy of the inventory is available on request.

## LEASE DETAILS

An assignment of the current lease is available. We understand the lease was granted recently for a term of 15 years, drafted on an effectively fully repairing and insuring basis, at a current rent of £15,000pa.. A copy of the lease is available on request. An undertaking for the landlords legal fees will be required, which we suggest is split equally between the outgoing tenant and proposed tenant. Each party will otherwise incur their own respective legal fees.

## 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

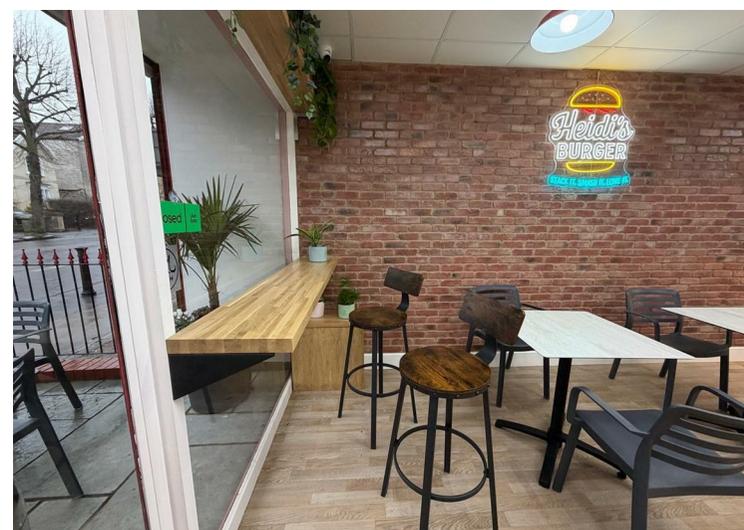
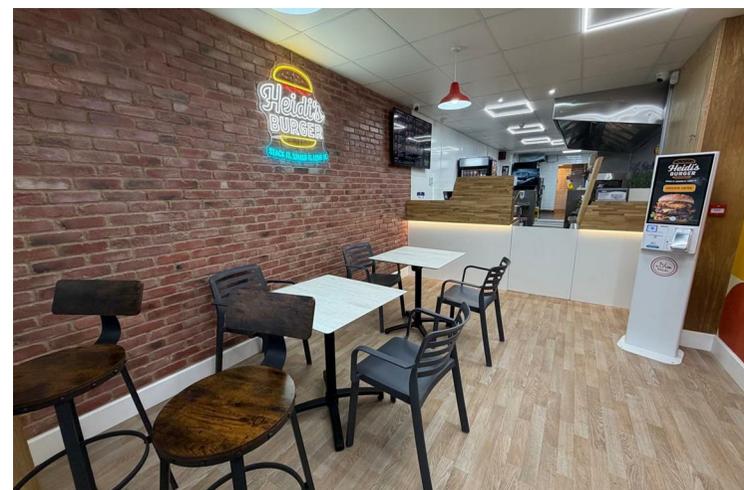
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

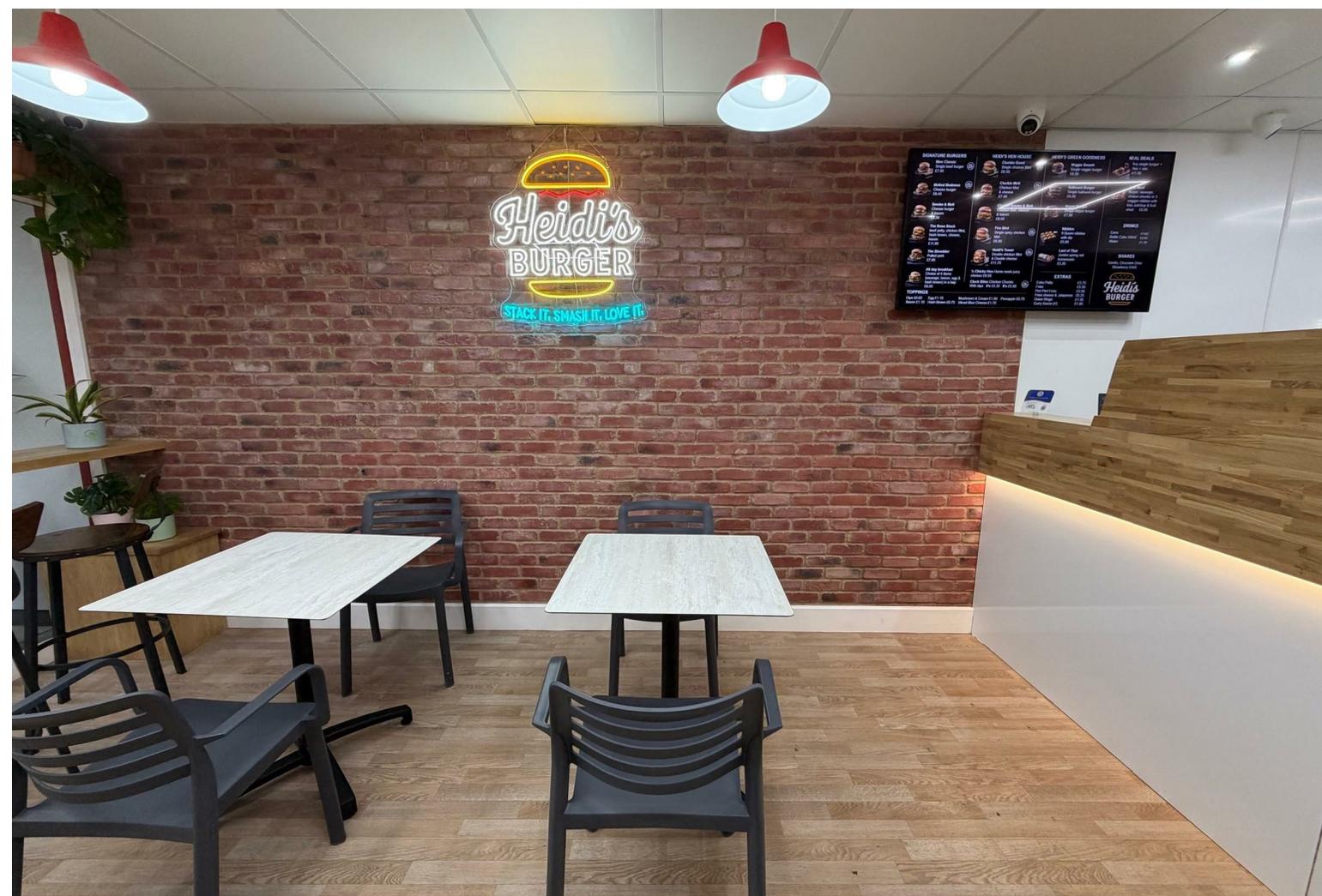
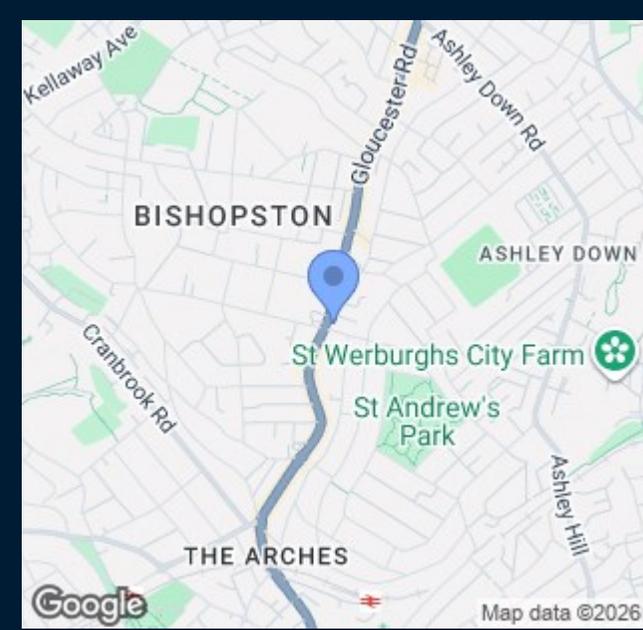
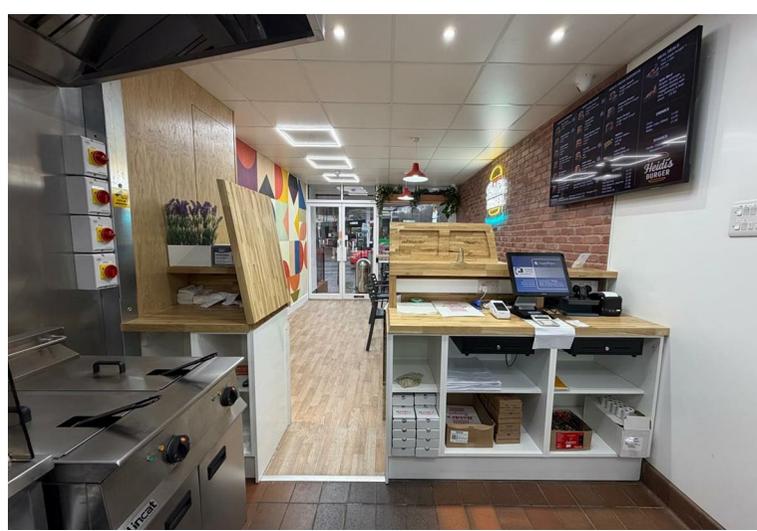
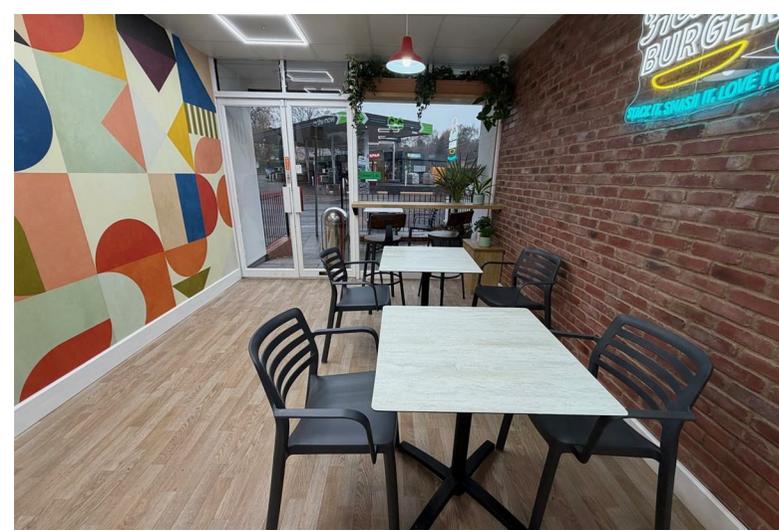
## TENANT APPLICATION FEE

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.





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  
723 sq. ft. (67.2 sq. m.) approx.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

**MAGGS  
& ALLEN**