MAGGS & ALLEN

155 ST. MICHAELS HILL

KINGSDOWN, BRISTOL, BS2 8DB

£12,000 Per Annum

- Approx. 485 ft²
- Situated Opposite The Co-Op
- Modern Ground Floor Office
- New Lease Available

RICS Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

155 ST. MICHAELS HILL, KINGSDOWN, BRISTOL, BS2 8DB

£12,000 Per Annum

DESCRIPTION

A modern ground floor office of approximately 485 ft² situated in a bustling position opposite The Co-Operative supermarket on St Michaels Hill. The shop benefits from electric panel heaters and wooden sash windows and would suit an office occupier. A retail use will not be considered.

LOCATION

The shop is situated in a busy trading position on St Michael's Hill. Notable neighbouring occupiers include Beerd, St Peter's Hospice and the Co-Operative supermarket.

BUSINESS RATES

The Rateable Value with effect from April 2026 is £17,250 but we understand this needs to be updated to reflect a smaller demise. We anticipate this will reduce the RV to £13,083 but await confirmation from the VOA.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D - Valid to July 2026.

FLOOR PLAN

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

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.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

TENANT APPLICATION FEE

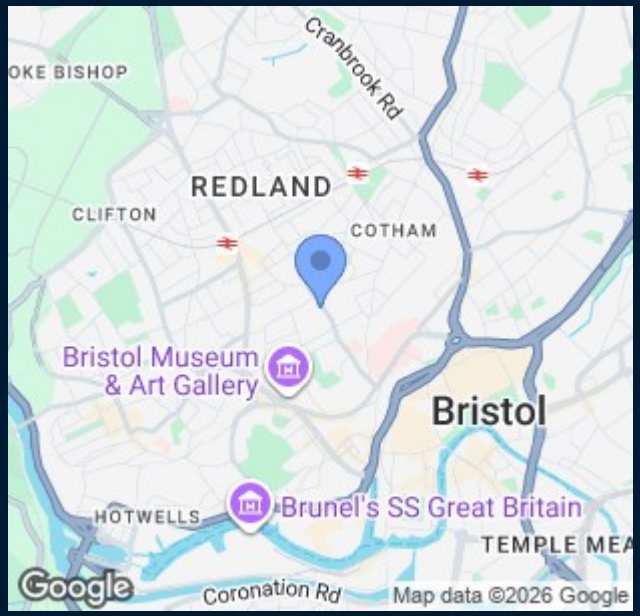
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

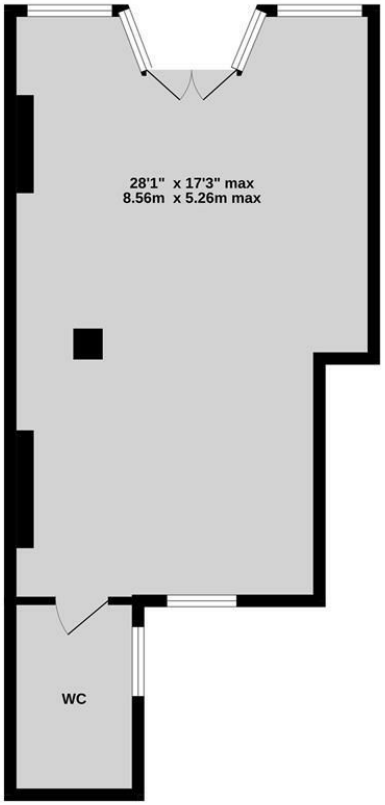
CONTROL OF ASBESTOS REGULATIONS

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.



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
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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.
Made with Metropix ©2026

22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN