

# MAGGS & ALLEN

40 RIDINGLEAZE

LAWRENCE WESTON, BRISTOL, BS11 0QE



£11,400 PER ANNUM

A terraced retail unit of approximately 858 ft<sup>2</sup> currently arranged as a reception area, office and toilet to the rear. The shop would suit a variety of uses and is offered to let on a new and effectively fully repairing and insuring term.

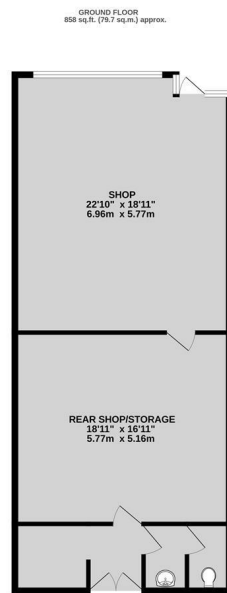
The property is situated on a mixed parade of shops in Lawrence Weston. Neighbouring occupiers include Greggs and the Co-operative supermarket.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

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TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors 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 not be used for any other purpose. The plan is not to scale and should not be used for any other purpose. It is not a guarantee of any kind.

## DESCRIPTION

A terraced retail unit of approximately 858 ft<sup>2</sup> currently arranged as a reception area, office and toilet to the rear. The shop would suit a variety of uses and is offered to let on a new and effectively fully repairing and insuring term.

## LOCATION

The property is situated on a mixed parade of shops in Lawrence Weston. Neighbouring occupiers include Greggs, Papa Johns, Co-operative supermarket.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £8,700. 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: E

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.

## FLOOR PLAN

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

## CONTROL OF ASBESTOS REGULATIONS

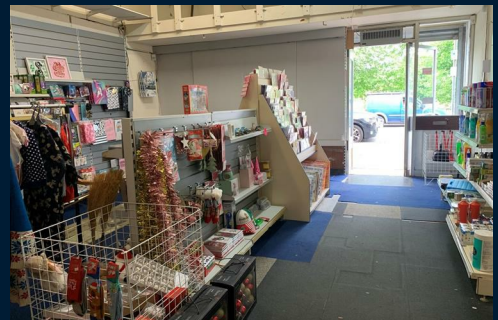
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

## 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.