



MAGGS  
& ALLEN

**1-3 HIGH STREET**  
SHIREHAMPTON, BRISTOL, BS11 0DT  
**£35,000 Per Annum**



## DESCRIPTION

A double fronted retail unit of approximately 2,586 ft<sup>2</sup> (240m<sup>2</sup>) situated in a prime position in the heart of Shirehampton. The shop was previously trading as a Woolworths and offers potential for a variety of uses, and a further storage area to the rear (of approx. 1,750 ft<sup>2</sup>) is available by separate negotiation.

## LOCATION

Shirehampton is a suburb situated on the north-west of Bristol within close proximity to Avonmouth and the M5. Neighbouring occupiers include Coral, The Co-Operative Supermarket, and numerous more local operators.

## BUSINESS RATES

The unit has a rateable value of £32,250 with effect from April 2023. The rear stores are rated separately but currently include the upper parts.

## ACCOMODATION

Shop: approx. 2,586 ft<sup>2</sup> (240 m<sup>2</sup>)

Rear Stores (available by separate negotiation): approx. 1,750 ft<sup>2</sup> (163m<sup>2</sup>).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D - valid to March 2027.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the premises are opted for VAT and therefore VAT will be applied to the rent.

## 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.

## FLOOR PLAN

The floor plan and quoted floor areas are provided for indicative purposes only and should not be relied upon and may be subject to change.

## TENANT APPLICATION FEE

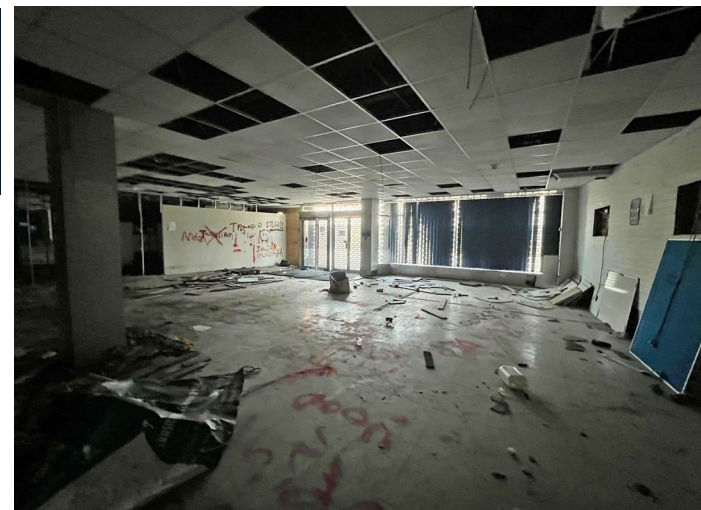
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

By appointment.

## 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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