



MAGGS & ALLEN

388 FILTON AVENUE
HORFIELD, BRISTOL, BS7 0BE

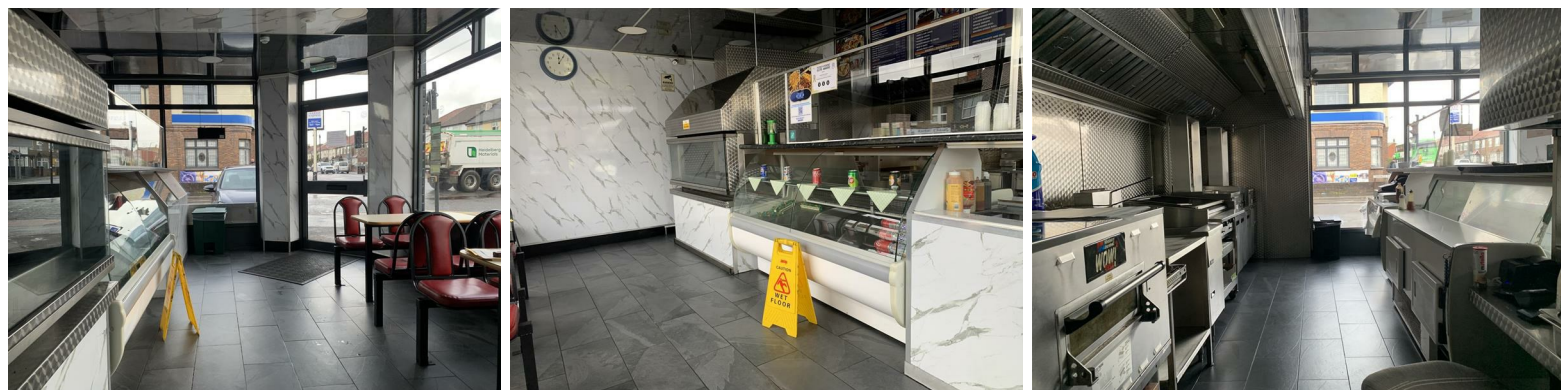
Asking Price £133,000

- Commercial investment
- Let at £12,000pa
- Well established tenant
- Busy location



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

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DESCRIPTION

Commercial investment, currently occupied by a well established takeaway business. Arranged as a front serving area with rear prep area, storage, WC and courtyard. The premises are let on a full repairing and insuring basis, generating a rental income of £12,000pa.

LOCATION

The property occupies a highly prominent corner position on Filton Avenue, a well established and busy thoroughfare in the area. The property is ideally placed to serve the surrounding community.

TENURE

Understood to be freehold.

LEASE DETAILS

The property is let until 2028 at £12,000pa. We understand the tenant benefits from security of tenure.

LEGAL COSTS

Each party to incur their own legal fees.

BUSINESS RATES

The rateable value with effect from April 2023 is £6,500. 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)

EPC rating: TBC

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

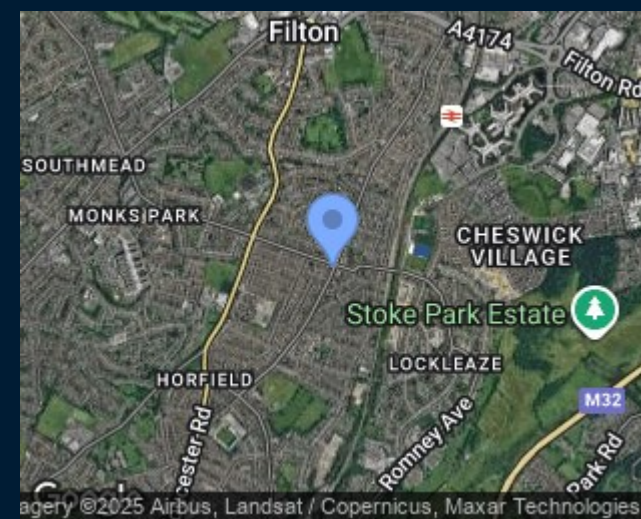
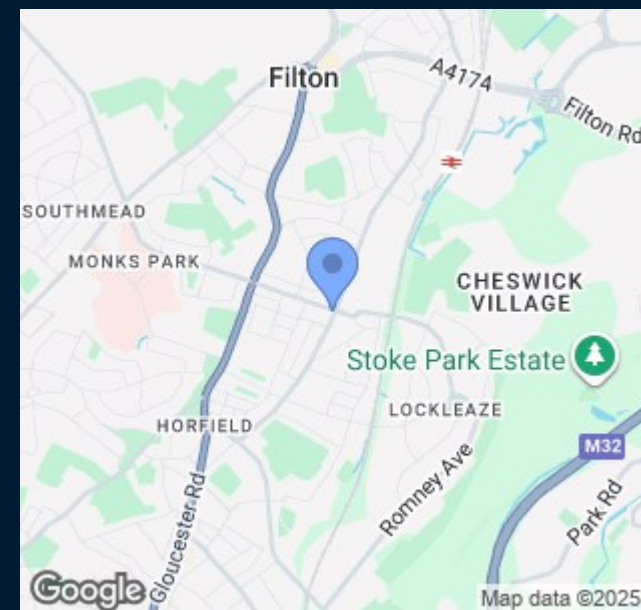
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

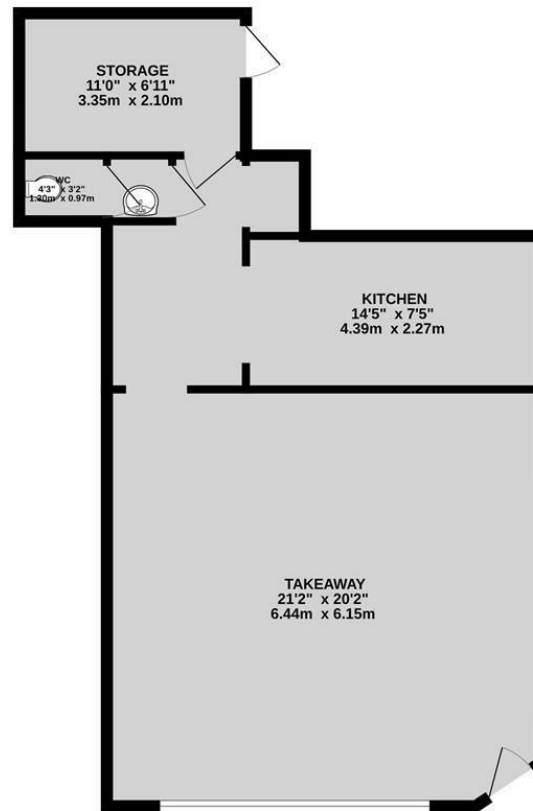
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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





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
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 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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