

MAGGS & ALLEN

382 FILTON AVENUE
HORFIELD, BRISTOL, BS7 0BE



£10,200 PER ANNUM

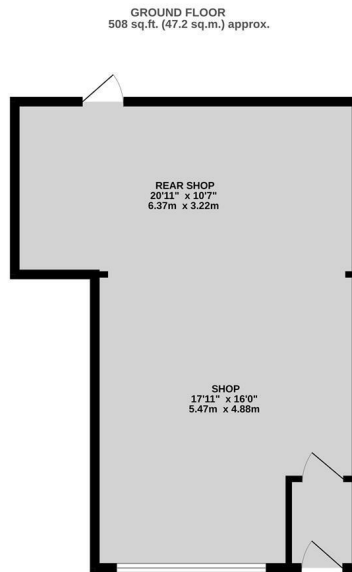
Ground floor retail unit of approximately 508 sq ft, located in a great position on Filton Avenue. Offered to let on an effectively new full repairing and insuring basis.

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TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a legal document. The plan is for illustrative purposes only and should not be used as a legal document. The plan is for illustrative purposes only and should not be used as a legal document. The plan is for illustrative purposes only and should not be used as a legal document.

DESCRIPTION

This ground floor retail unit offers approximately 508 sq ft of open plan space, ideally suited for a range of retail or commercial uses, subject to necessary consent. To the rear of the premises, there is access to a private courtyard, offering potential for additional storage or staff breakout area. Further benefits include an electric security shutter and forecourt.

LOCATION

The property occupies a busy trading position on Filton Avenue, benefiting from a constant flow of both vehicular and pedestrian traffic. The surrounding area is a mix of residential housing, independent retailers, cafés, takeaways, and convenience stores.

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.

BUSINESS RATES

The rateable value with effect from April 2023 is £5,000. 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: 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 with Maggs & Allen.

TENANT APPLICATION FEE

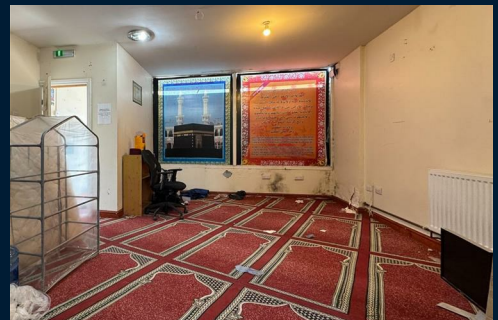
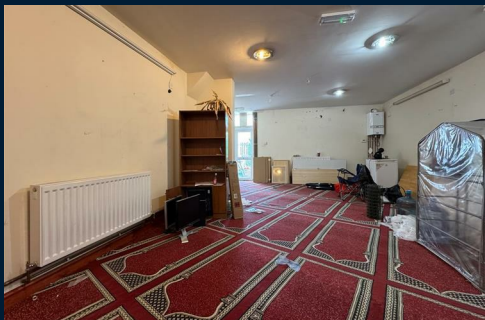
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.



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.