



MAGGS & ALLEN

12-14 DONCASTER ROAD
BRISTOL, BS10 5PL

£45,000 Per Annum

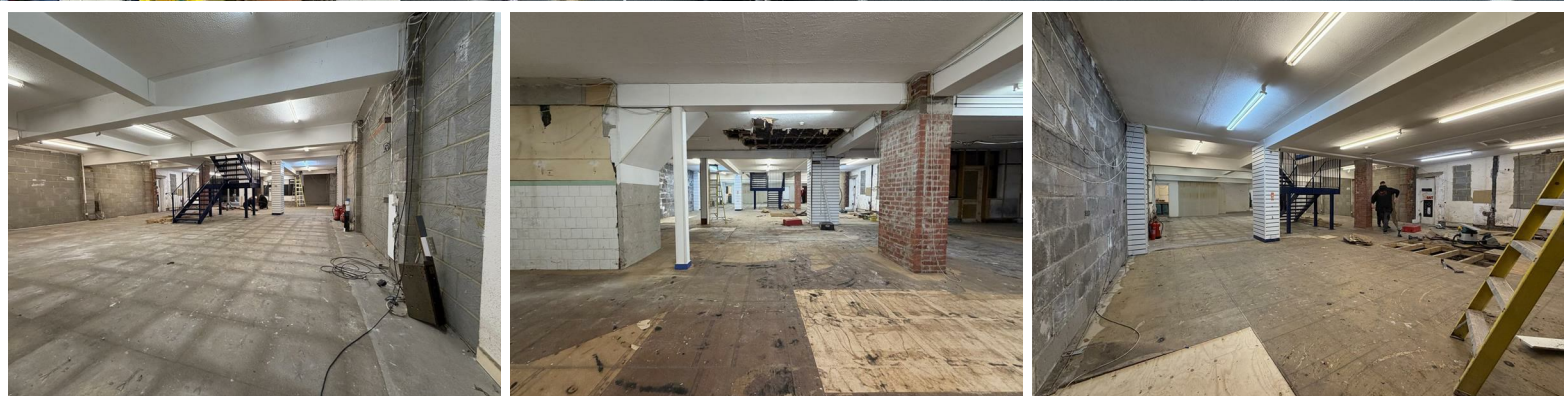
- Substantial retail unit
- Approximately 4,912 sq ft
- Suitable for various uses
- Rear storage yard



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

The property comprises a substantial retail unit extending to approximately 4,912 sq ft, arranged over ground and first floors. The ground floor provides approximately 3,526 sq ft of predominantly open plan retail accommodation, offering a flexible layout suitable for a variety of retail, leisure, or alternative commercial uses, subject consent. The first floor extends to approximately 1,386 sq ft and provides additional sales, storage, office, or ancillary accommodation.

To the rear of the property is a secure gated yard, providing valuable servicing, loading, and storage space.

LOCATION

The property is situated on Doncaster Road in Southmead. The location benefits from its close proximity to Southmead Hospital, one of the region's principal healthcare facilities, and enjoys good transport links and access to the surrounding residential and commercial districts.

OUTSIDE

Secure gated storage yard located to the rear of the property.

LEASE DETAILS

The premises is available to let on an effectively new full repairing and insuring lease. Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value with effect from 2026 is £34,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C

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

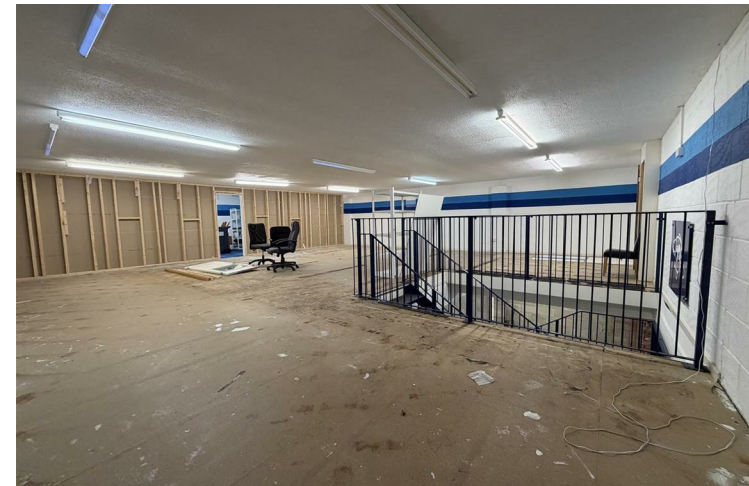
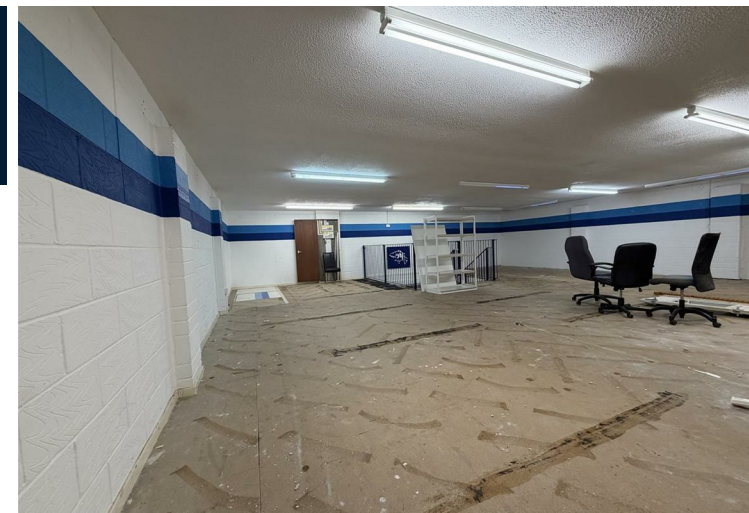
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

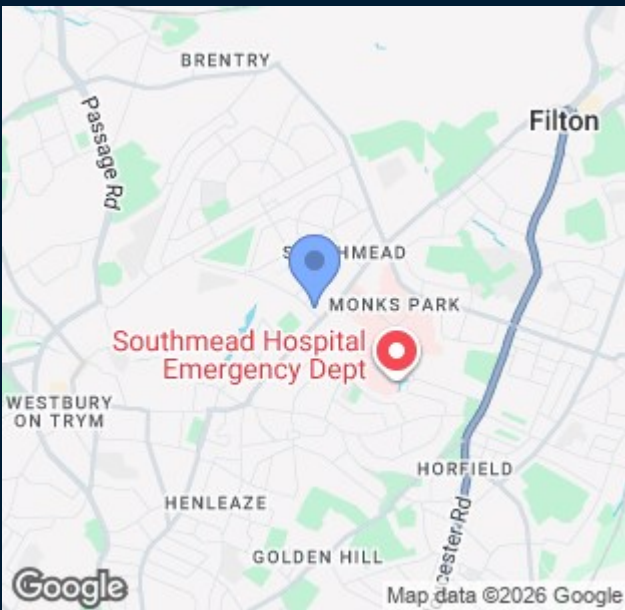
CONTROL OF ASBESTOS REGULATIONS

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.

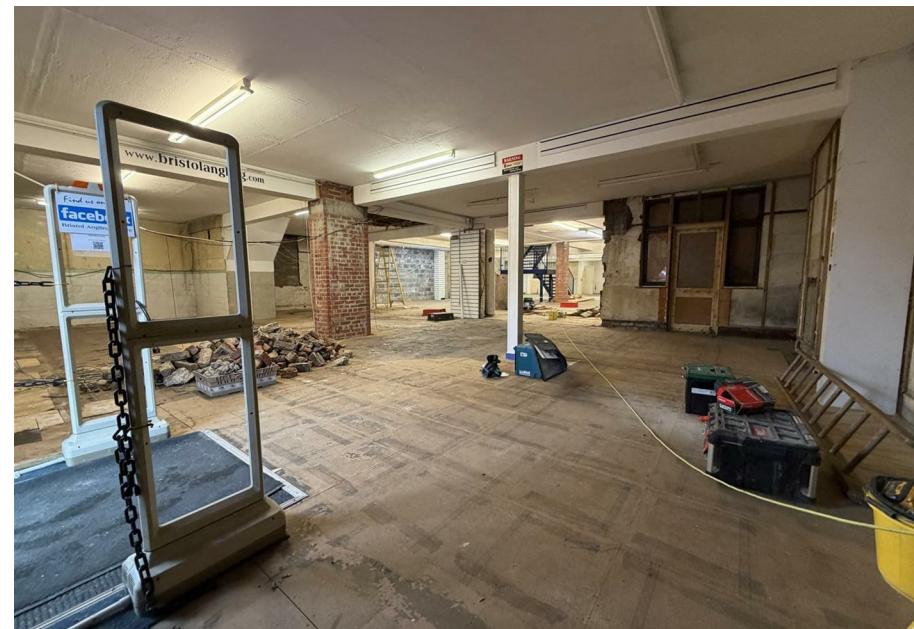
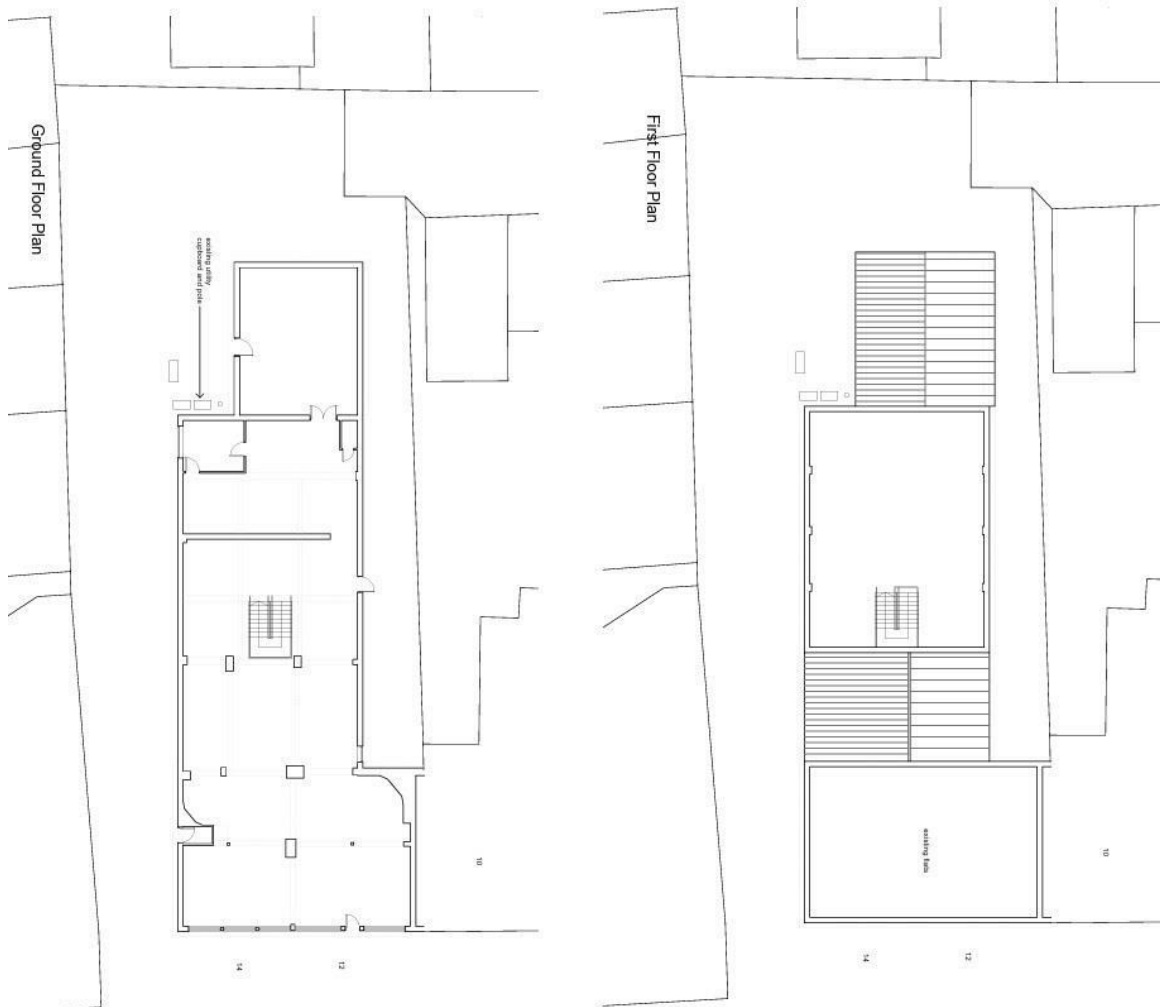
CODE FOR LEASING BUSINESS PREMISES

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.



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