



# MAGGS & ALLEN

206 TWO MILE HILL ROAD  
BRISTOL, BS15 1BA

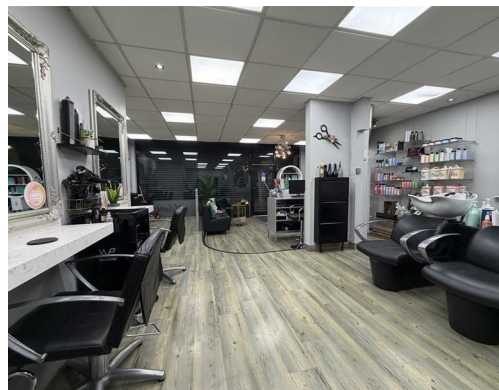
**£18,000 Per Annum**  
**Premium - £15,000**

- Fully fitted hair salon
- Approximately 600 sq ft
- Highly visible position
- Forecourt for parking



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

Fully fitted and well presented hair salon extending to approximately 600 sq ft. The premises comprise an open plan retail area, complemented by a rear storage room, kitchenette, and WC facilities. Benefits include a forecourt providing parking, along with an electric security shutter.

## LOCATION

The property occupies a highly prominent position on Two Mile Hill Road, offering excellent visibility and convenient access to Bristol city centre.

## 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.

## PREMIUM

A premium of £15,000 is sought to include fixtures and fittings.

## BUSINESS RATES

The rateable value with effect from 2026 is £9,400. 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: D. Valid until 20th May 2036.

## 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.

## TENANT APPLICATION FEE

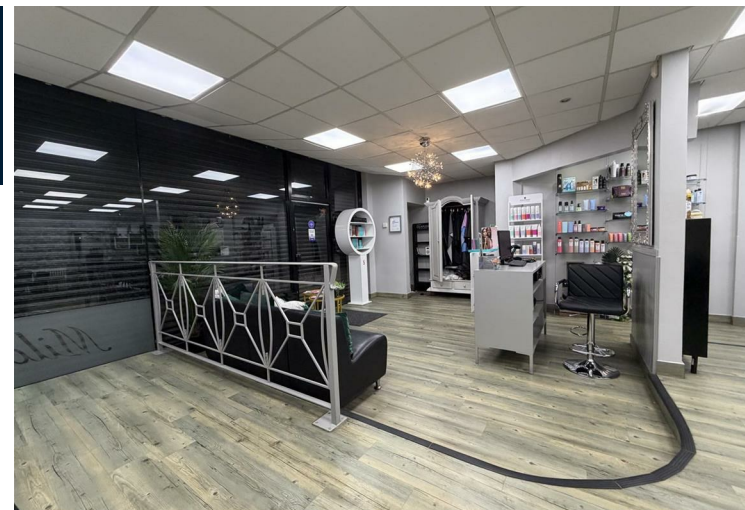
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

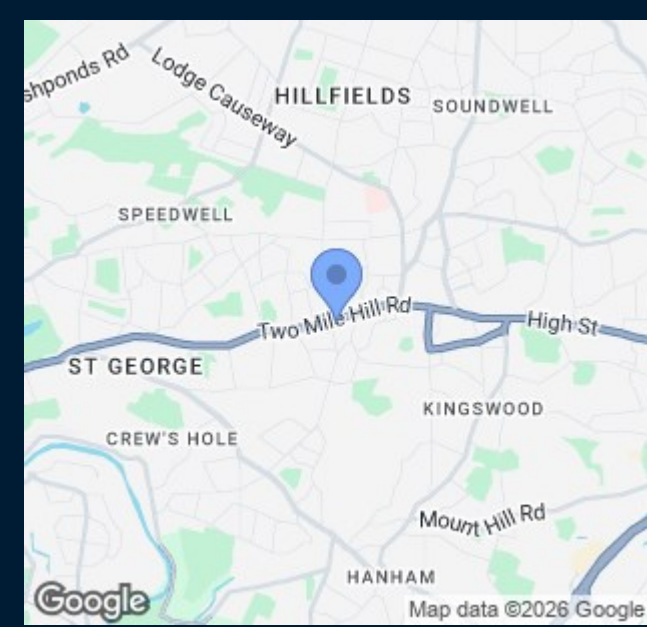
## CONTROL OF ASBESTOS REGULATIONS

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

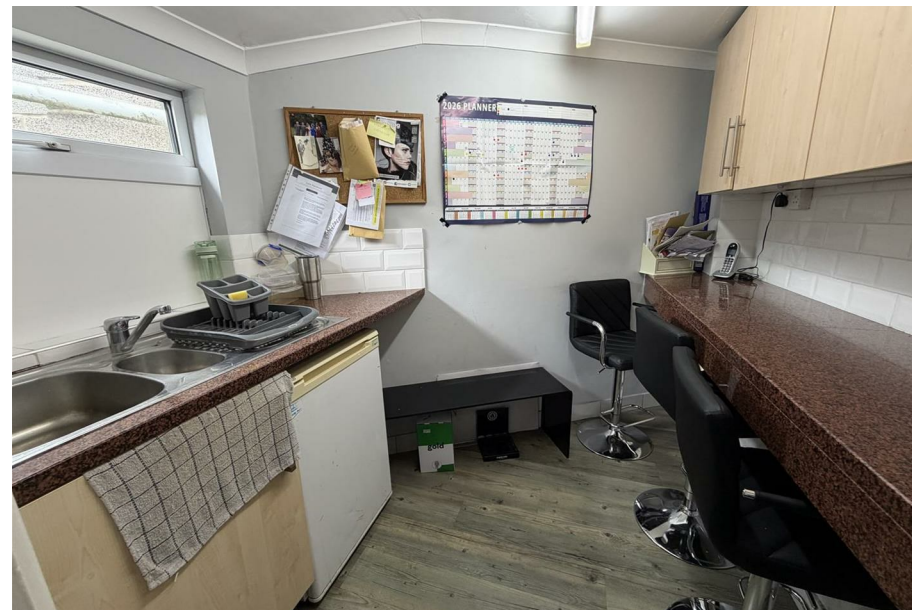
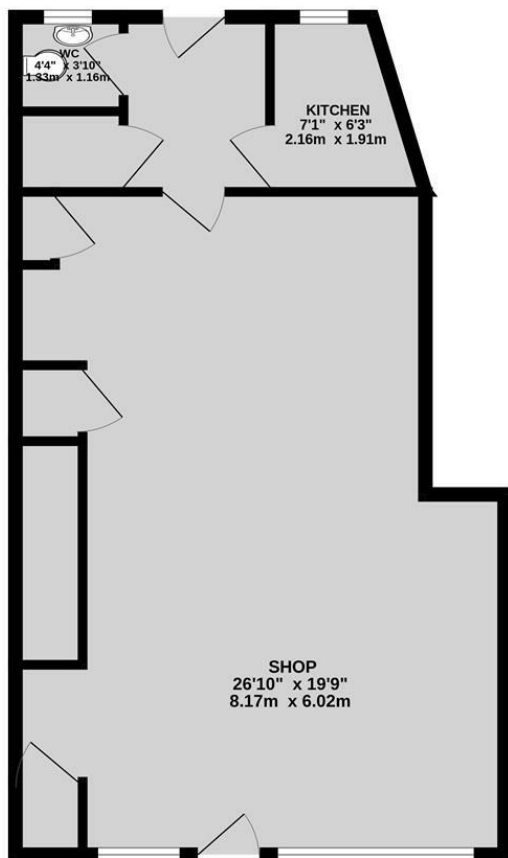
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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.

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

**MAGGS  
& ALLEN**