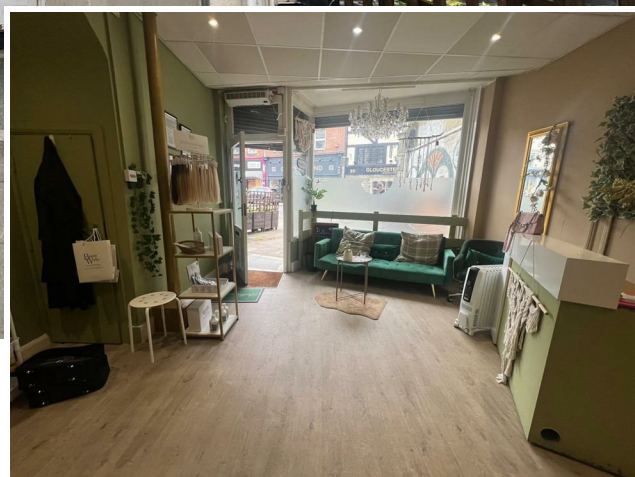


MAGGS & ALLEN

38 GLOUCESTER ROAD
BISHOPSTON, BRISTOL, BS7 8AR



£15,000 PER ANNUM



A terraced shop of approximately 465 sq ft situated in a prime position on Gloucester Road, Bishopston. The unit benefits from a retail area to the front, rear office, wc and kitchen, and security roller shutters.

The shop is situated in a highly desirable location in Gloucester Road, and is available to let on an effectively fully repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

38 GLOUCESTER ROAD, BISHOPSTON, BRISTOL, BS7 8AR

DESCRIPTION

Terraced shop of approximately 465 sq ft arranged as main reception/shop with rear office, kitchen, wc and shower. Benefits include a secure roller shutter to the front and suspended office ceilings.

LOCATION

Situated in a prime position on Gloucester Road. Notable neighbouring occupiers include Co-Operative supermarket, St Peters Hospice and the Gloucester Road Ale and Kitchen.

BUSINESS RATES

The rateable value with effect from April 2023 is £10,250. 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: C (expires June 2030).

FLOORPLAN

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

VAT

We understand the property is not elected to incur VAT.

LEASE DETAILS

The shop is available to let on a new effectively fully repairing and insuring sub lease basis. Each party to incur their own respective legal fees.

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.

VIEWING

Strictly by Appointment with Maggs and Allen.

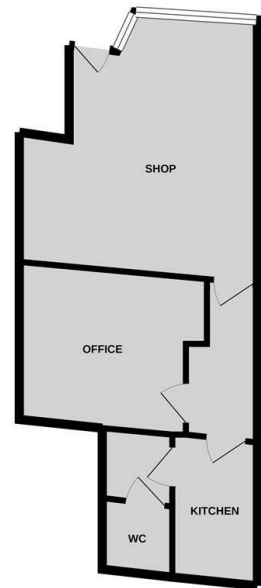
CODE FOR LEASING BUSINESS PREMISES

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

CONTROL OF ASBESTOS REGULATIONS

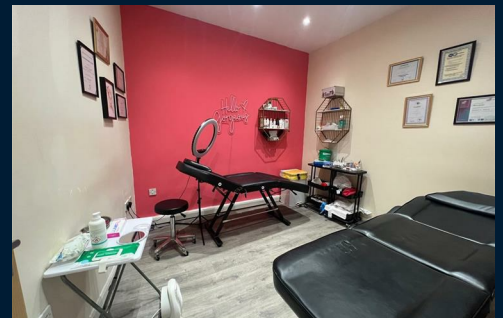
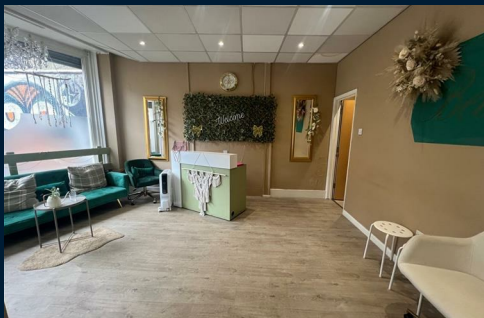
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA - 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Metageo 12/2023



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.