



# MAGGS & ALLEN

34 ABBOTSWOOD  
YATE, BRISTOL, BS37 4NG

**£15,000 Per Annum**

- Takeaway
- Approximately 647 sq ft
- Secure roller shutter
- Rear parking and access
- Premium - £20,000



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

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



## DESCRIPTION

The premises offers an area of approximately 647 sq ft, arranged to accommodate a functional layout. The front section comprises a customer facing serving area and kitchen space. Toward the rear of the unit, there is a storage area, prep zone, and staff toilet facilities. Benefits include a secure roller shutter, rear parking and access.

## LOCATION

The takeaway is situated within a mixed parade on Abbotswood in Yate, benefiting from a diverse range of neighbouring occupiers.

## LEASE DETAILS

The takeaway is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

## PREMIUM

An ingoing premium of £20,000 is sought to include fixtures and fittings.

## BUSINESS RATES

The rateable value with effect from April 2023 is £5,900. 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: C (valid until September 2028)

## 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.

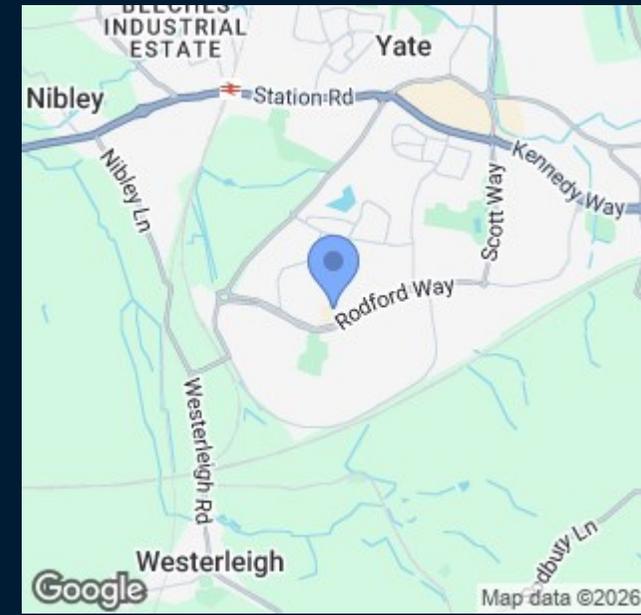
## CONTROL OF ASBESTOS REGULATIONS

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.

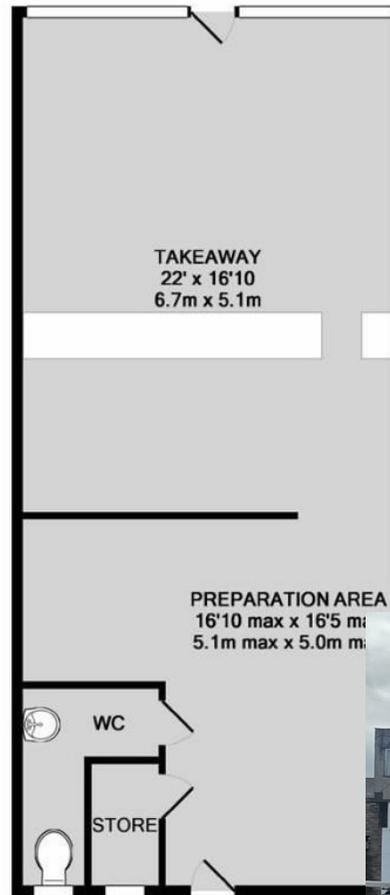
## CODE FOR LEASING BUSINESS PREMISES

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)



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