

MAGGS & ALLEN

227 HILLSIDE ROAD
ST GEORGE, BRISTOL, BS5 7PU

£12,000 Per Annum

- Partially Fitted Restaurant
- Commercial Extraction
- Premise License
- New Lease Available
- Approx. 710 ft²



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A partially fitted restaurant of approx 710 ft² benefiting from commercial extraction, bar, friends, and a partially fitted kitchen. We understand the unit also benefits from a Premise License. The premises are available to let on a new effectively fully repairing and insuring term.

LOCATION

The shop is situated in a mixed rank of shops on Hillside Road, within close proximity to Two Mile Hill Road, on the borders of St George and Kingswood.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £9,500. 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 Valid to September 2029.

FLOOR PLAN

The floor plan are floor areas quoted are provided for indicative purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The shop is available to let on a new and effectively fully repairing and insuring. The incoming tenant will be required to cover the landlords legal and agency fees.

NOTES

Please note, library photos have been used.

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.

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.

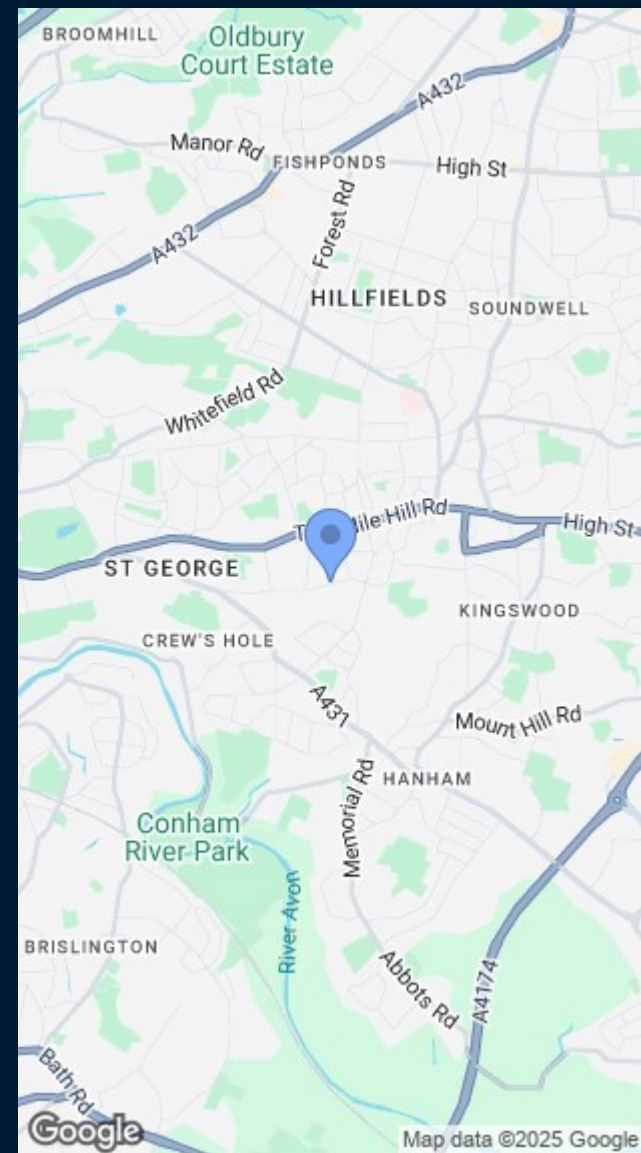
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

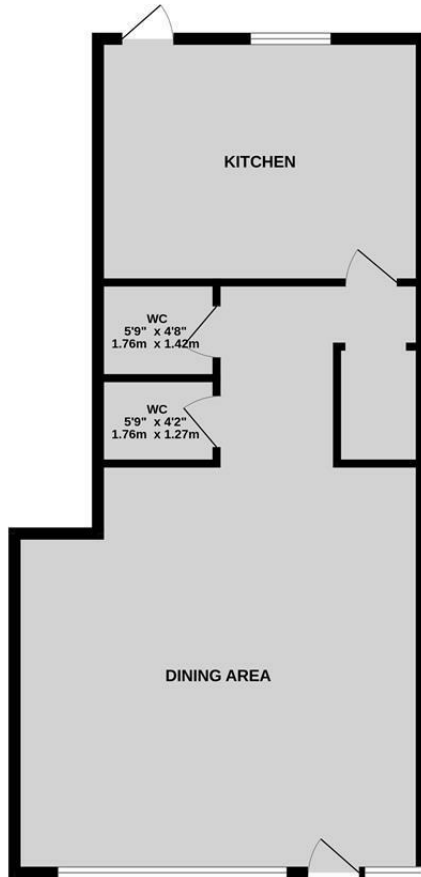
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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





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
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.



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