

# MAGGS & ALLEN

44 GLOUCESTER ROAD  
BISHOPSTON, BRISTOL, BS7 8AR

**£16,000 Per Annum**

- Microbrewery
- Ingoing Premium of £15,000
- Inventory Included
- Premises License
- Full Width Bi-Folding Doors
- New Internal Repairing and Insuring Lease
- Approx. 464 sq ft



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

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

## DESCRIPTION

A microbrewery of approximately 464 ft<sup>2</sup> benefiting from an alcohol Premises License and beer pumps. The shop is situated in a position position on Gloucester Road, Bishopston and benefits from a full width bi-folding aluminium double glazed doors, suspended ceiling with LED lighting, rear kitchenette and WC.

## LOCATION

Situated in a prime position on Gloucester Road, within close proximity of The Co-Operative supermarket.

## PREMIUM

A new internal repairing and insuring lease is available, subject to an ingoing premium of £15,000 to include the inventory.

## BUSINESS RATES

The rateable value with effect from April 2023 is £9,400. We therefore expect those eligible for small business relief could benefit from full exemption. We recommend all interested parties confirm directly with Bristol City Council.

## LEASE DETAILS

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: E (expires June 2031).

## 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.

## 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 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.

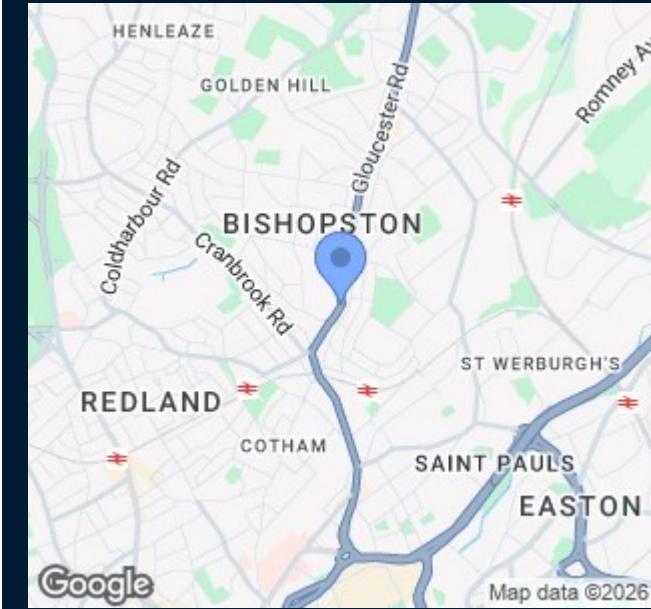
## VIEWINGS

Strictly by Appointment with Maggs and Allen.

## CONTROL OF ASBESTOS REGULATIONS

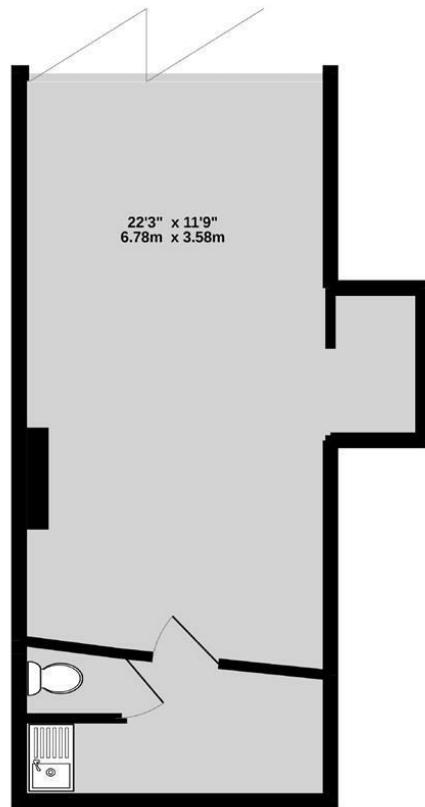
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 464sq.ft. (43.1 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 prospective purchaser. The services and fixtures shown on the plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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