



# MAGGS & ALLEN

THE PLAZA UNIT MILLENNIUM  
PROMENADE  
HARBOURSIDE, BRISTOL, BS1 5SY

**£30,000 Per Annum**

- Prime Position on Bristol Harbourside
- Approximately 1,247ft<sup>2</sup> (115m<sup>2</sup>)
- Would Suit Variety of Uses (STC)
- Large External Terrace
- New Lease Available



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

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



## DESCRIPTION

A fantastic and generously proportioned commercial premises, situated in an enviable position on Bristol's vibrant Harbourside opposite the historic SS Great Britain. Offering approximately 1,247 sq ft (115 m<sup>2</sup>) of contemporary and flexible space, the premises are ideally suited to a wide range of potential business uses. Externally, there is a large outdoor area demised for use by the property.

## LOCATION

The property is located on Millennium Promenade, a highly sought-after location on Bristol's Harbourside benefiting from high footfall, excellent transport links, and immediate access to Bristol's cultural, dining, and leisure destinations.

## BUSINESS RATES

The Rateable Value with effect from 2026 is: £14,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## VAT

We are advised that the property is not elected for VAT.

## PLANNING

We understand that the property benefits from a Class E use class. The head lease currently permits use as a hairdressing and beauty salon but other uses are permitted subject to Landlord's prior written consent (not to be unreasonably withheld).

## LEASE DETAILS

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

## FLOOR PLAN

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

## 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.

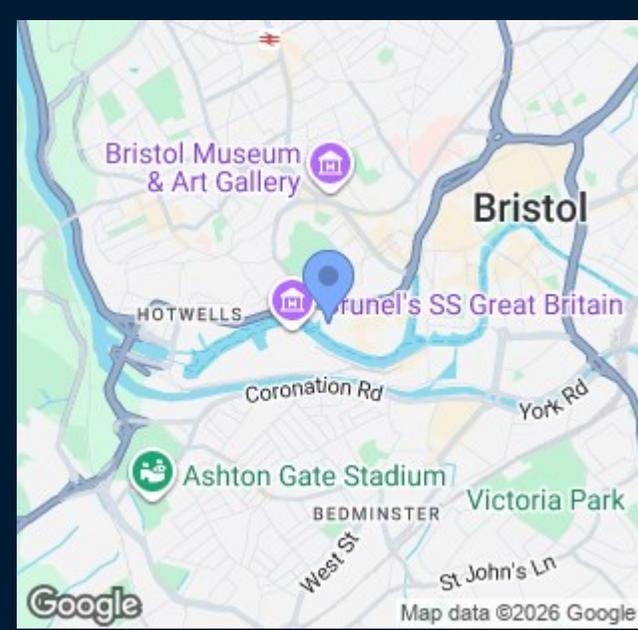
## VIEWINGS

By appointment.

## CODE FOR LEASING BUSINESS PREMISES

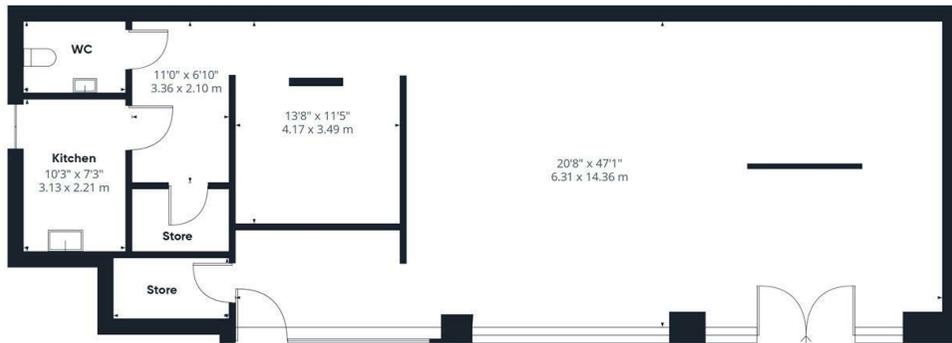
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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.

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Approximate total area<sup>(1)</sup>  
1247 ft<sup>2</sup>  
115.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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