

MAGGS & ALLEN

11 DRUID HILL
STOKE BISHOP, BRISTOL, BS9 1EW



£18,000 PER ANNUM

A well presented ground floor shop/office of approx. 700 ft² including toilet and kitchen facilities, situated in a highly desirable and prominent position in Stoke Bishop.

The shop benefits from an enclosed courtyard to the rear, air conditioning, gas central heating, and additional basement storage of approx. 400 ft², and is available to let on a new and effectively fully repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

11 DRUID HILL, STOKE BISHOP, BRISTOL, BS9 1EW

DESCRIPTION

A well presented ground floor shop/office of approx. 700 ft² including toilet and kitchen facilities. The shop benefits from an enclosed courtyard to the rear, air conditioning and gas central heating. It also benefits from additional basement storage of approx 400 ft². The shop is available to let on a new and effectively fully repairing and insuring basis.

LOCATION

The premises is situated in a mixed parade of shops and amenities in Stoke Bishop. Stoke Bishop is a highly sought after suburb located in North-West Bristol, within close proximity to The Durdham Downs.

BUSINESS RATES

The property is currently rated to include the upper floors and will therefore need to be reassessed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid to May 2028)

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The shop is to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

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.

FLOOR PLAN

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

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

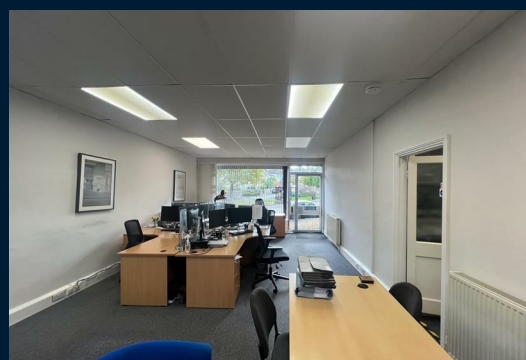
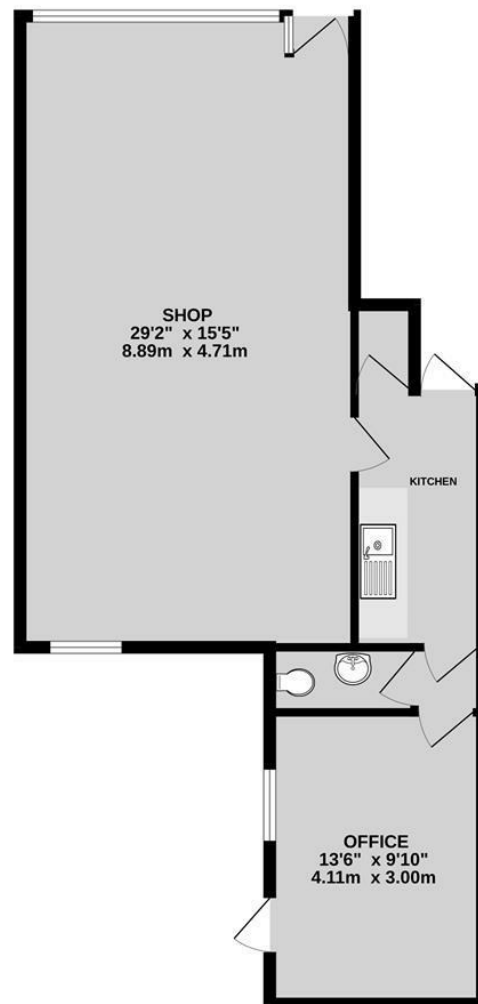
CODE FOR LEASING BUSINESS PREMISES

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
694 sq.ft. (64.4 sq.m.) approx.



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.