

MAGGS & ALLEN

290 CHARLTON ROAD
BRENTY, BRISTOL, BS10 6JU



£12,000 PER ANNUM

A fully fitted takeaway of just over 800 ft² benefiting from commercial extraction and 6 ring gas hob, situated in a mixed parade of shops and amenities in Brenty. The takeaway is available to let on a new and effectively fully repairing and insuring term, subject to an ongoing premium of £12,000 for the commercial extraction and equipment.

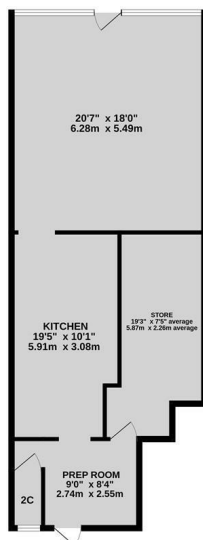
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290 CHARLTON ROAD, BRENTRY, BRISTOL, BS10 6JU

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plans, elevations, floor and any other items are approximate and no responsibility is taken for any difference or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and measurements should have not been tested and the purchaser as to their opportunity or efficiency can be given.
Maggs & Allen (2023)

DESCRIPTION

A fully fitted takeaway of just over 800 ft² benefiting from commercial extraction and 6 ring gas hob, situated in a mixed parade of shops and amenities in Brentry. The takeaway is available to let on a new and effectively fully repairing and insuring term, subject to an ingoing premium of £12,000 for the commercial extraction and equipment.

LOCATION

The property is situated on Charlton Road, Brentry, providing easy access to Filton, Westbury On Trym, Henbury and Cribbs Causeway.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

LEASE DETAILS

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

BUSINESS RATES

The rateable value with effect from April 2023 is £5,800. 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

Rating: C - Valid to January 2025.

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

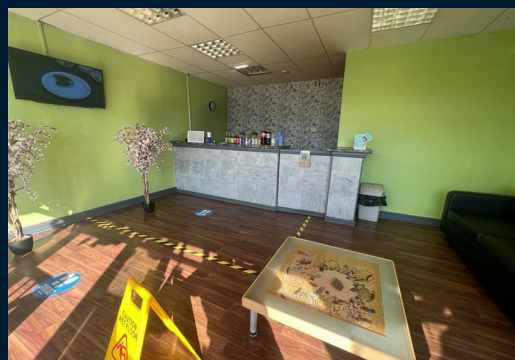
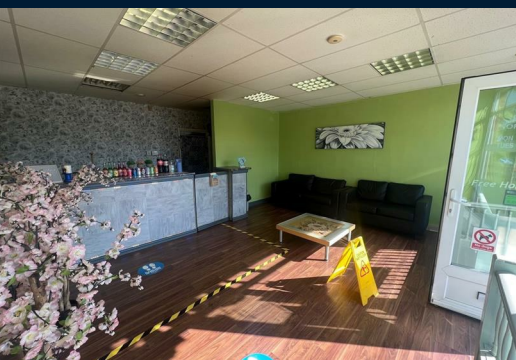
By appointment.

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.

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.