

1081 金門

Avonvale Electrics  
0117 962 8001

HENLEAZE MINI MARKET

MAGGS  
& ALLEN

170 HENLEAZE ROAD  
HENLEAZE, BRISTOL, BS9 4NE  
Asking Price: £220,000  
or To Let at: £18,000pa



170 HENLEAZE ROAD, HENLEAZE, BRISTOL, BS9 4NE

£18,000 Per Annum

## DESCRIPTION

Extended ground floor shop of approximately 1,000 ft<sup>2</sup> with the added benefit of off street parking to the rear.

The unit is available for sale with vacant possession at £220,000, and alternatively, is also available to let at £18,000pa.

## LOCATION

The shop is situated in the ever popular, Henleaze Road. Neighbouring occupiers include Cats Protection, the post office and Henleaze Hardware store.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £15,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## FLOOR PLAN

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

## 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 fully repairing and insuring basis. Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

## NOTES

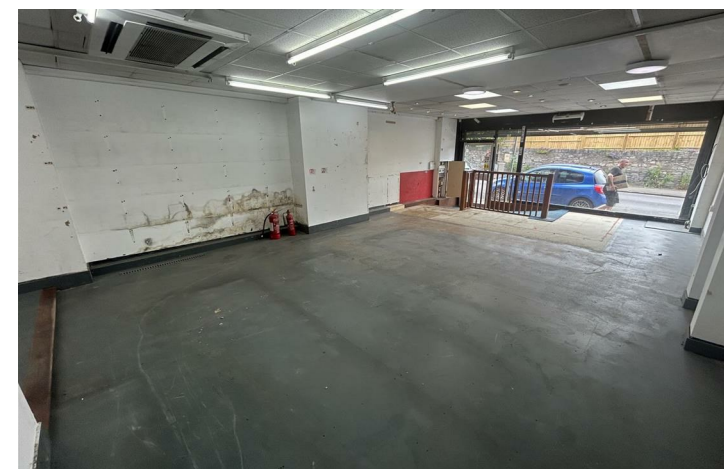
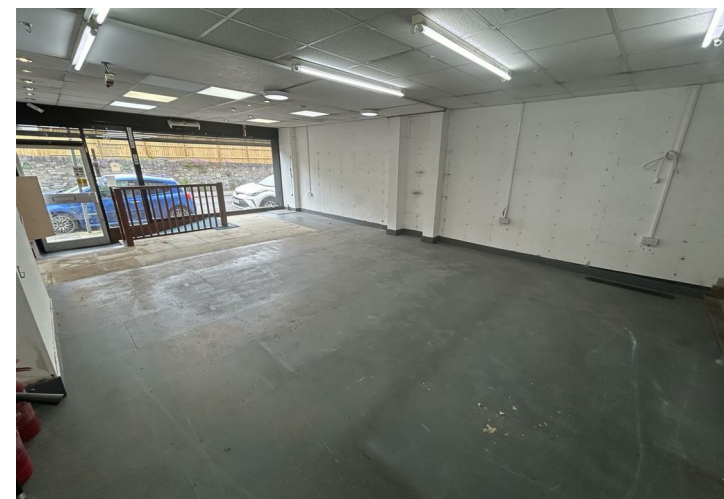
There is a container in the rear yard which is also available for sale/to let by separate negotiation.

## CODE FOR LEASING BUSINESS PREMISES

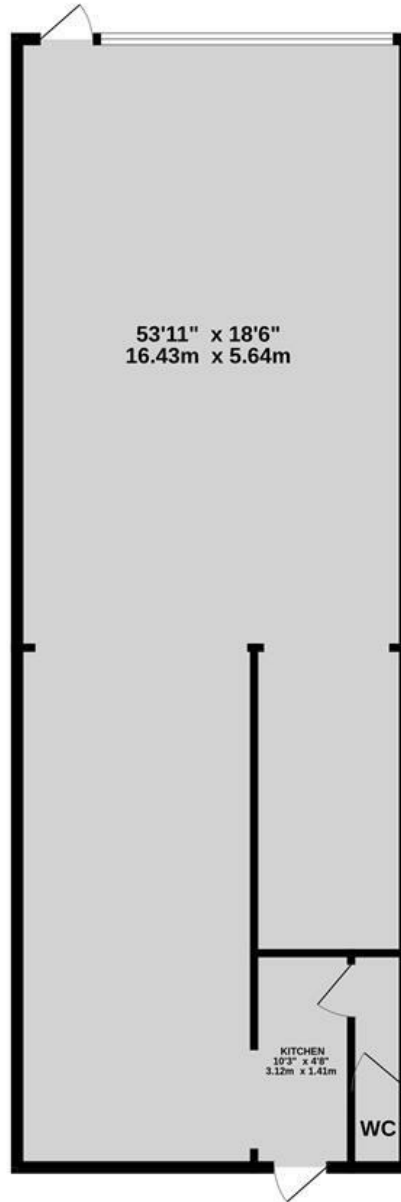
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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.

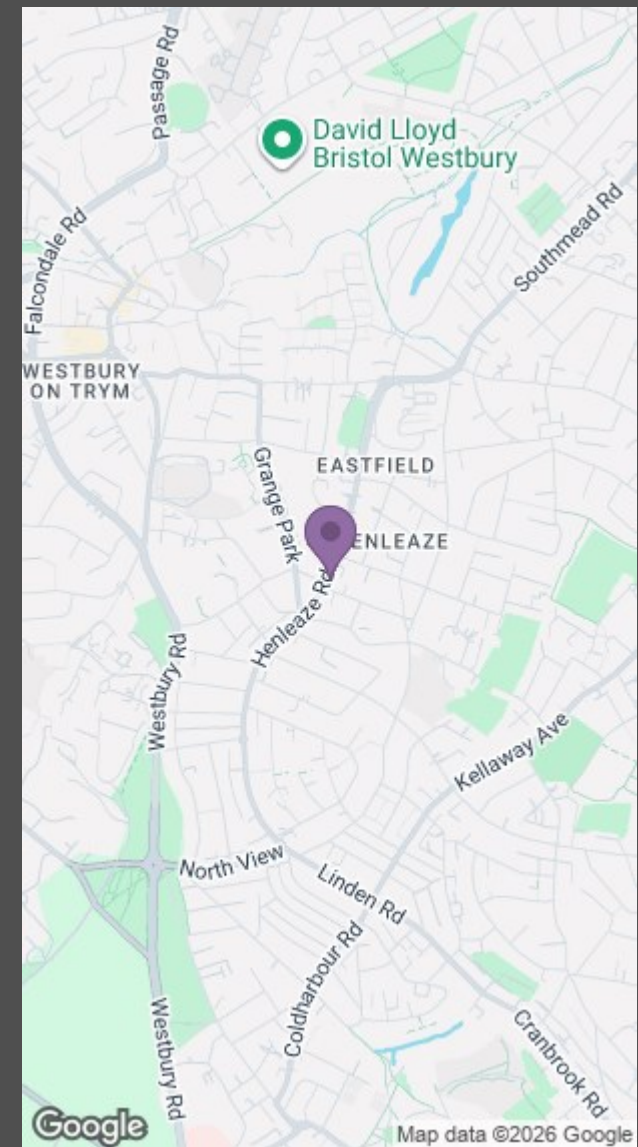


GROUND FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



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.





22 Richmond Hill, Clifton, Bristol, BS8 1BA  
**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

