



MAGGS & ALLEN

16 PARK STREET
BRISTOL, BS1 5HR

£34,500 Per Annum

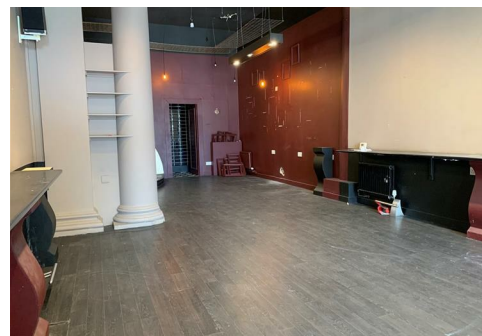
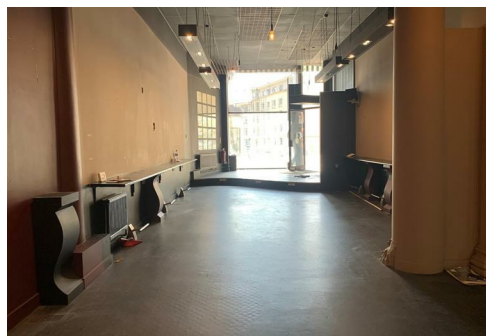
- Prime location
- Approximately 1,305 sq ft
- Open plan layout
- High level of footfall



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

An excellent opportunity to acquire a lease on this well proportioned ground floor retail unit, measuring approximately 1,305 sq ft (121.2 sq m). The premises are arranged as open plan, providing a flexible layout suitable for a variety of configurations. To the rear, the unit benefits from a dedicated storage area, a kitchenette, and toilet facilities. The property would suit a variety of uses within use class E, subject to consent.

LOCATION

The shop occupies a prime and highly sought after trading location on Park Street, one of the most vibrant and well established commercial thoroughfares in Bristol. Ideally positioned within close proximity to College Green, the property benefits from excellent footfall and high visibility.

PREMIUM

The lease is available subject to an incoming premium of £10,000.

LEASE DETAILS

The shop is offered to let by way of an assignment of the existing 15 year lease from January 2025. The lease is subject to 5 yearly tenant break options and upwards rent reviews.

The incoming tenant is to cover the landlord's legal fees.

FLOOR PLAN

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

BUSINESS RATES

The rateable value with effect from April 2023 is £23,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B (expires May 2032)

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

TENANT APPLICATION FEE

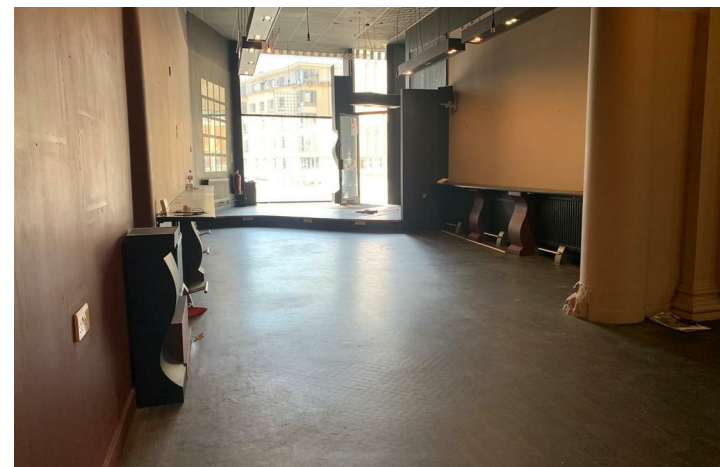
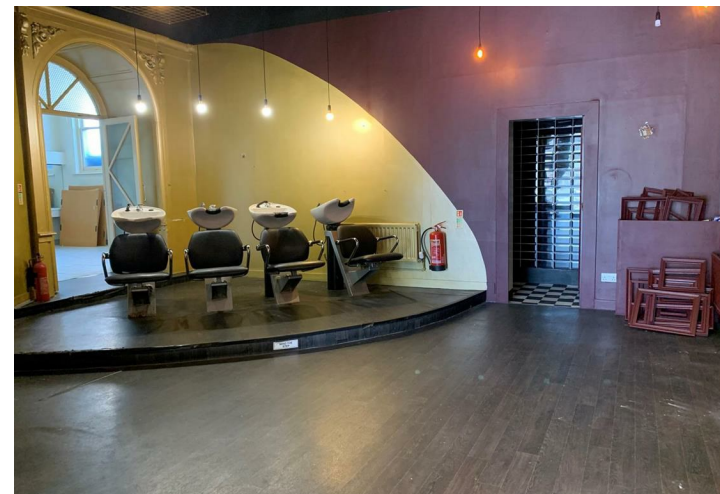
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

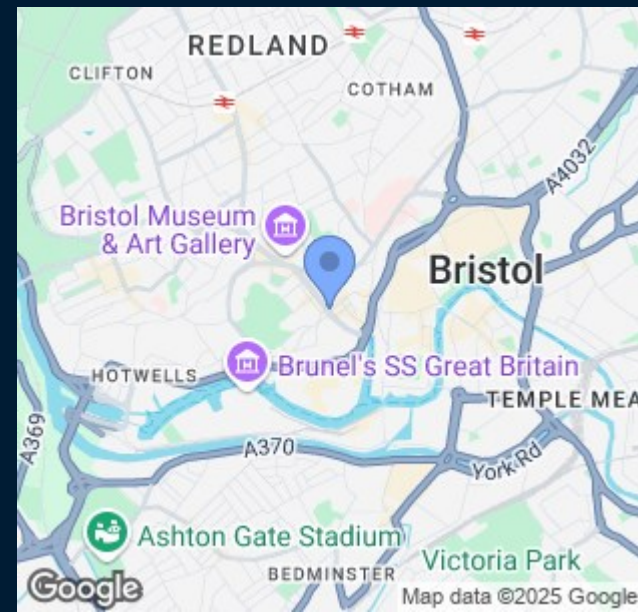
CONTROL OF ASBESTOS REGULATIONS

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.

CODE FOR LEASING BUSINESS PREMISES

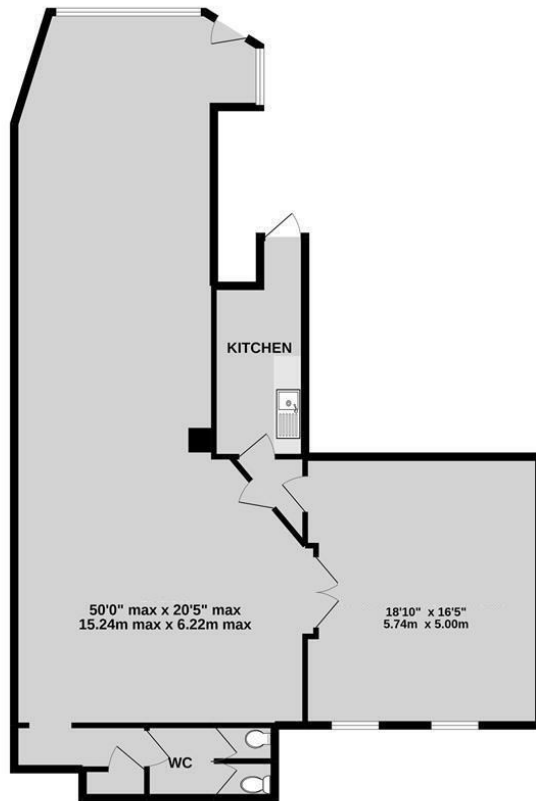
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





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.

GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.
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