

MAGGS & ALLEN

26 CANNON STREET
BEDMINSTER, BRISTOL, BS3 1BN



£15,000 PER ANNUM

A mid terrace takeaway, of approximately 600 ft², with commercial extraction and additional first floor ancillary storage (of approx. 350 ft²). The property is situated on the High Street in Bedminster in a prominent trading position, adjacent to the JD Wetherspoons public house. The premises would suit another takeaway operator or could suit a retail use (subject to consents). The first floor is to be used for ancillary storage/office use, but not for residential purposes.

The unit is available to let on a new fully repairing and insuring basis, without ingoing premium.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

26 CANNON STREET, BEDMINSTER, BRISTOL, BS3 1BN

DESCRIPTION

A mid terrace takeaway, of approximately 600 ft², with commercial extraction and additional first floor ancillary storage (of approx. 350 ft²). The property is situated on the High Street in Bedminster in a prominent trading position, adjacent to the JD Wetherspoons public house. The premises would suit another takeaway operator or could suit a retail use (subject to consents). The first floor is to be used for ancillary storage/office use, but not for residential purposes.

LOCATION

The shop is located on Cannon Street, within easy reach of the shops and amenities of North Street and East Street in Bedminster.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £6,800. We would therefore 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 (EPC)

Rating: C

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The shop is available to let on a new 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.

VIEWINGS

By appointment.

FLOOR PLAN

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

CODE FOR LEASING BUSINESS PREMISES

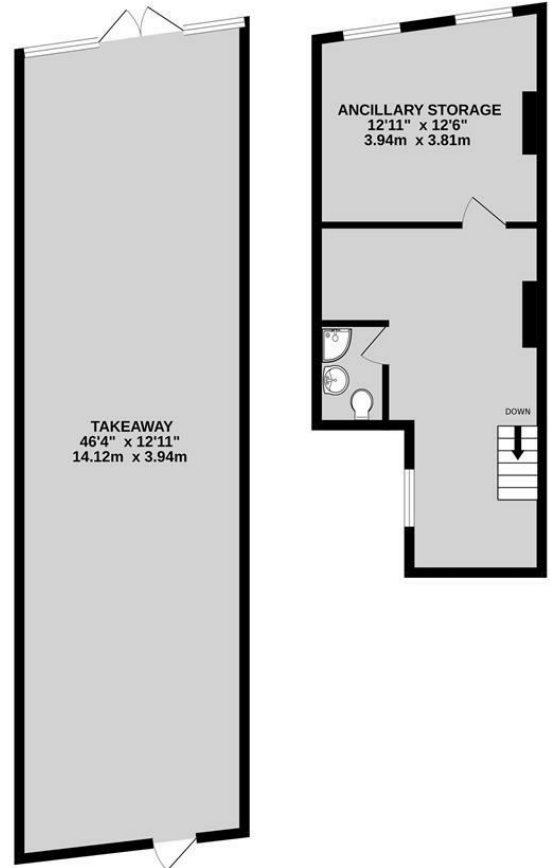
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

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.

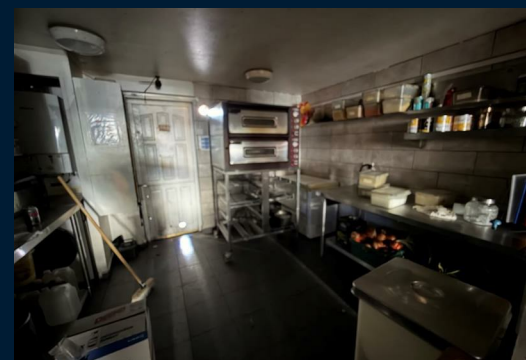
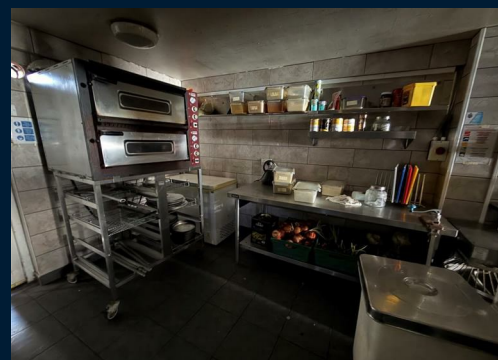
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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 02026



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.