



MAGGS & ALLEN

47 COLSTON STREET
BRISTOL, BS1 5AX

£25,000 Per Annum

- Former Bar
- Approx. 903 sq ft
- Prominent Frontage
- Great/Central Location



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

Commercial premises of approximately 903 sq ft (84 sq m), most recently trading as a bar. The accommodation is mainly open plan, with a rear storage area, office, and toilet facilities.

The property offers good natural light, prominent frontage, and versatile space suitable for a range of commercial uses, including hospitality, retail, leisure, or professional services (subject to consent).

LOCATION

Situated in a prime trading location on Colston Street, the property enjoys excellent visibility and passing trade in one of the city's most vibrant areas.

BUSINESS RATES

The rateable value with effect from April 2023 is £17,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C. Valid until 26 November 2035.

LEASE DETAILS

The premises is available to let on an effectively new full repairing and insuring lease, subject to a service charge. Each party to incur their own respective legal fees.

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment with Maggs & Allen.

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

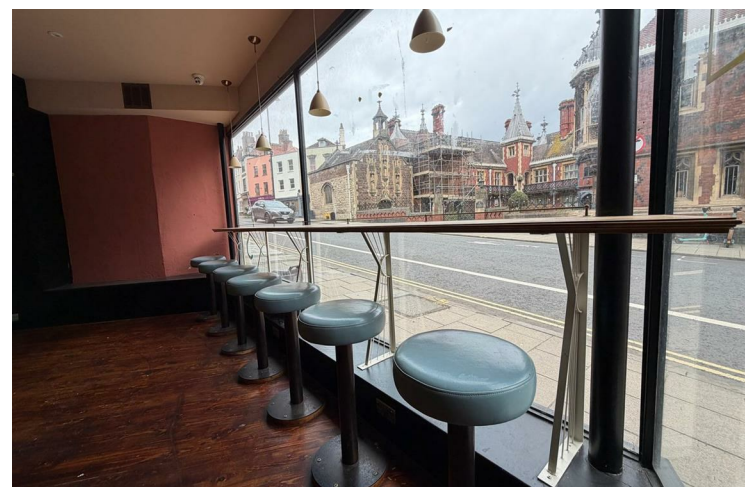
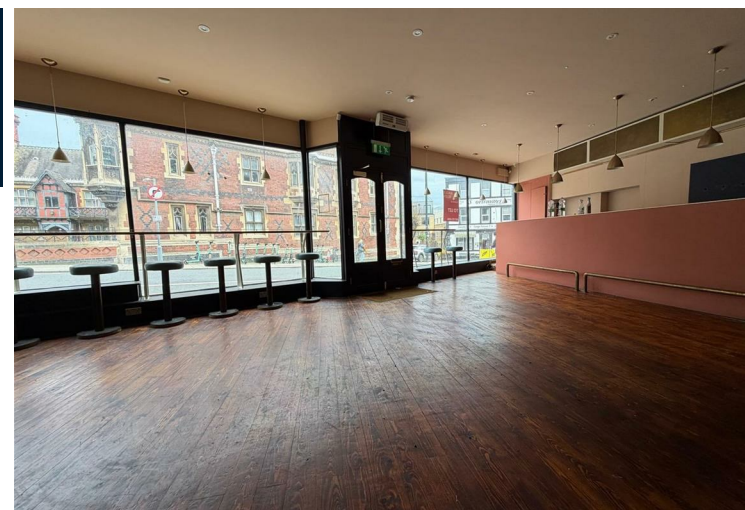
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

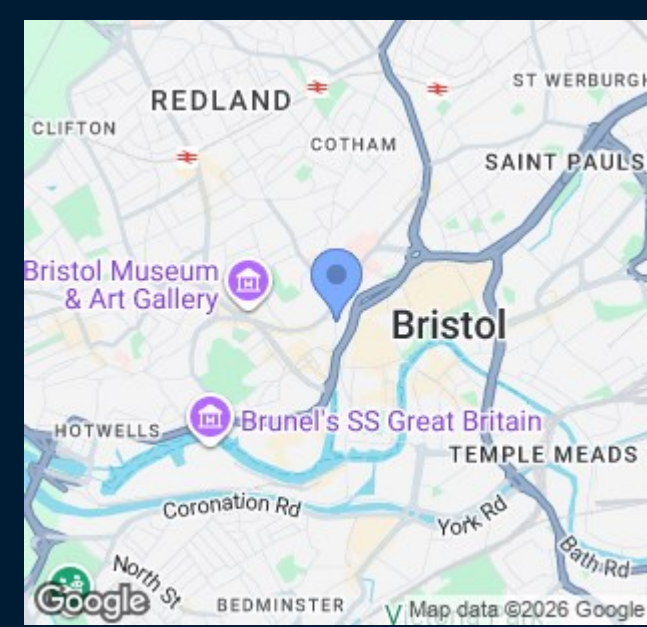
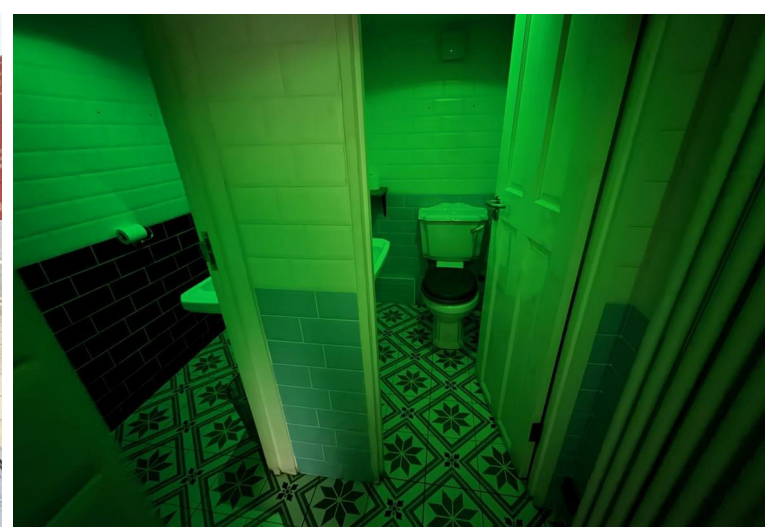
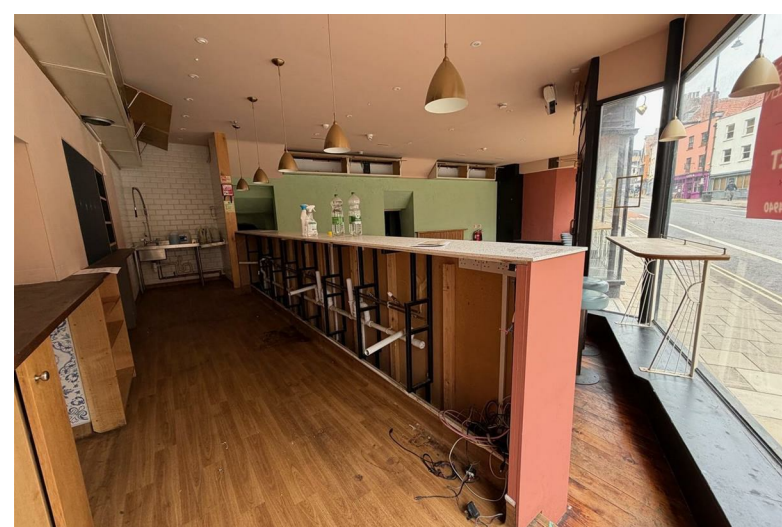
CODE FOR LEASING BUSINESS PREMISES

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

NOTES

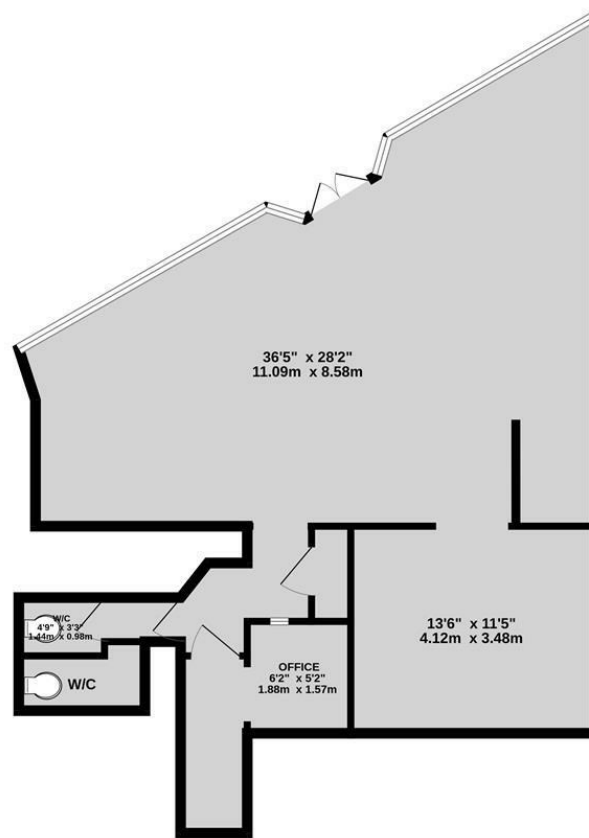
Please note the property is also available for sale at £275,000.





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
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA - 903 sq.ft. (83.9 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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