

MAGGS & ALLEN

THE SQUARE BROAD STREET

STAPLE HILL, BS16 5LR



£285,000

A double fronted retail unit extending to approximately 1,638 sq ft, providing a spacious and flexible open plan sales area.

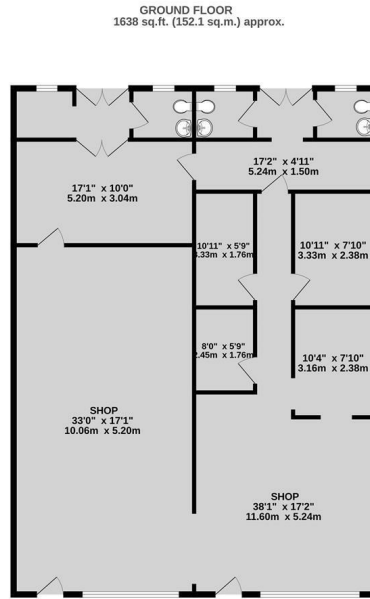
The premises are situated within a well established retail precinct known as The Square on Broad Street in Staple Hill.

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1 & 2, THE SQUARE BROAD STREET, STAPLE HILL, BS16 5LR



TOTAL FLOOR AREA : 1638 sq.ft. (152.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plans, sections, elevations and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. These figures are for general guidance only and should not be relied upon for any purpose other than that for which they are intended. No liability is accepted for any errors or omissions.

DESCRIPTION

A double fronted retail unit extending to approximately 1,638 sq ft, providing a spacious and flexible open plan sales area. The accommodation is currently arranged to include a number of private treatment rooms, together with ancillary storage space and staff/customer toilet facilities, making it suitable for a variety of retail, health, or beauty related uses.

LOCATION

The premises are situated within a well established retail precinct known as The Square on Broad Street in Staple Hill. The location benefits from a strong mix of national and local occupiers, with nearby retailers including Iceland, Tesco Metro, and Greggs.

TENURE

The property is held on the residue of a 999 year lease.

BUSINESS RATES

The rateable value with effect from 2026 is £22,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings: E (valid until July 2027)

FLOOR PLAN

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

VAT

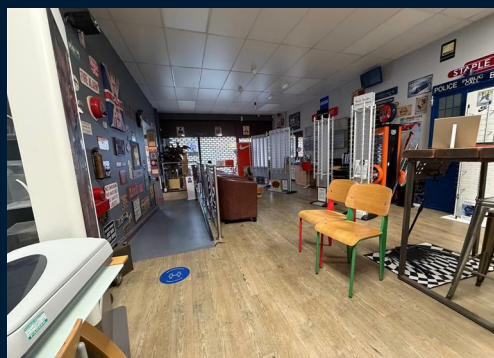
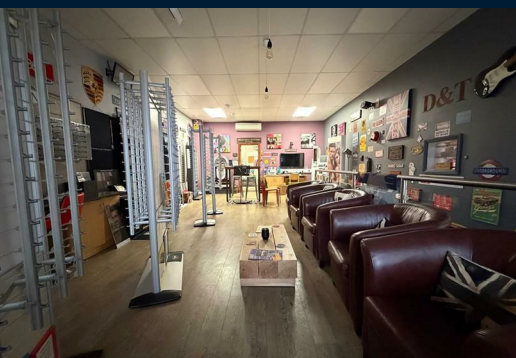
All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

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.