

# MAGGS & ALLEN

58 HIGH STREET  
PORTISHEAD, BRISTOL, BS20 6EL

**£18,000 Per Annum**

- Newly Refurbished.
- New HVAC System.
- Portishead High Street.
- Approx. 720 ft<sup>2</sup>.
- Parking Available By Negotiation.



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

A first floor former office suite of approximately 720 ft<sup>2</sup> (Gross Internal Area) which has been extensively refurbished to provide a large open plan office with vaulted ceiling and exposed beams, with further office, modern kitchen and wc. The offices benefit from a newly installed HVAC system (heating, ventilation and air conditioning) and intercom/door entry system. In addition, parking is available by separate negotiation.

## LOCATION

Situated on the High Street in Portishead, adjacent to Coffi Lab and the Impero Lounge.

## BUSINESS RATES

The rateable value with effect from April 2023 is £5,300. We would therefore expect those eligible for small business relief could be entitled to a 100% exemption at this time, but we recommend all interested parties confirm directly with North Somerset Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B - valid to September 2035.

## FLOOR PLAN

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

## VIEWINGS

By appointment.

## LEASE DETAILS

The offices are available to let on a new internal repairing and insuring basis, subject to service charge. Parking is also available by separate negotiation. Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated, although we understand the property is not opted for VAT and therefore VAT will not be applied to the rent.

## 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.

## CODE FOR LEASING BUSINESS PREMISES

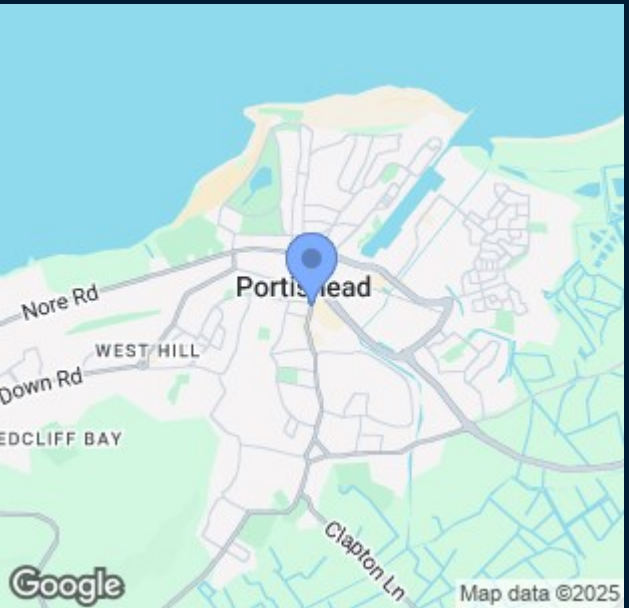
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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.



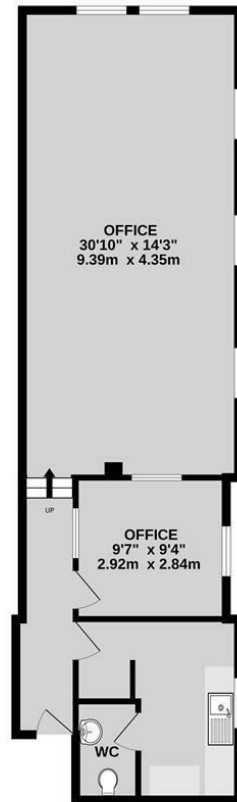




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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