

MAGGS & ALLEN

12 FILTON ROAD
HORFIELD, BRISTOL, BS7 0PA



£18,000 PER ANNUM

A mid terrace former restaurant/takeaway of approximately 800 ft², located on Filton Road, Horfield, within close proximity to The Inn on the Green and The Co-Operative supermarket. The property benefits from commercial extraction, rear access, and a forecourt to the front, making it suitable for a variety of uses (subject to any necessary consents).

The premises are available to let on a new effectively full repairing and insuring (FRI) lease, with no ingoing premium required.

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DESCRIPTION

A mid terrace former restaurant/takeaway of approximately 800 ft², located on Filton Road, Horfield. The property benefits from commercial extraction, rear access, and a forecourt to the front, making it suitable for a variety of uses (subject to any necessary consents). The property is in need of refurbishment.

LOCATION

The property occupies a prominent position on Filton Road, within close proximity to The Inn on the Green public house, the Co-operative supermarket, and Southmead Hospital.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D (valid to April 2032).

BUSINESS RATES

The shop is currently rated to include the neighbouring shop (with a Rateable Value of £33,250 with effect from April 2026), and this will therefore need to be reassessed to reflect the subject premises only.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The shop is available to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees. There is no ingoing Premium.

FLOOR PLAN

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

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.

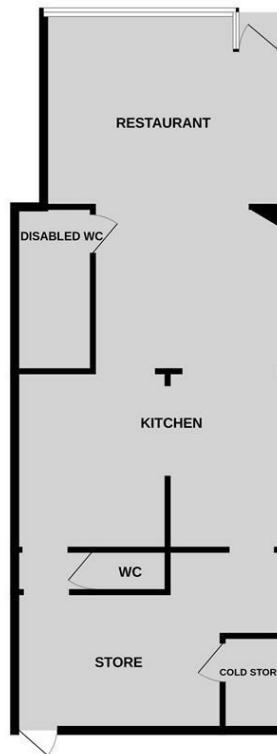
CODE FOR LEASING BUSINESS PREMISES

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
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only. Prospective purchasers should not rely on these figures 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 fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.
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