

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 incoming Premium.

FLOOR PLAN

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

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.

VIEWINGS

By appointment.

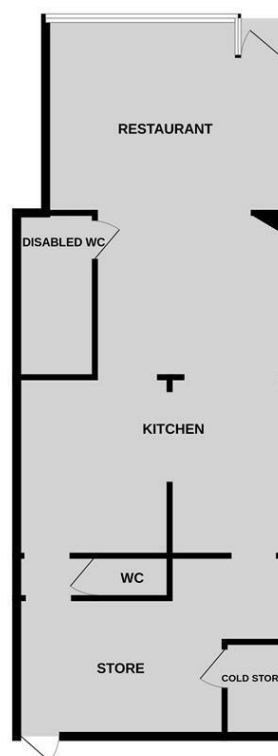
CODE FOR LEASING BUSINESS PREMISES

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

CONTROL OF ASBESTOS REGULATIONS

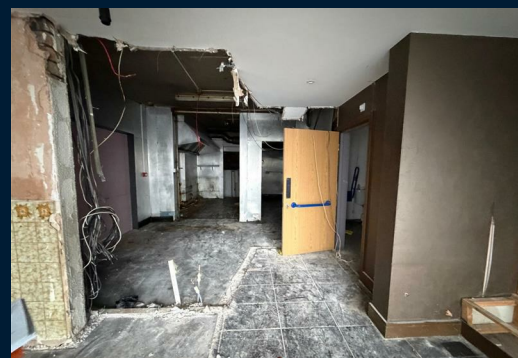
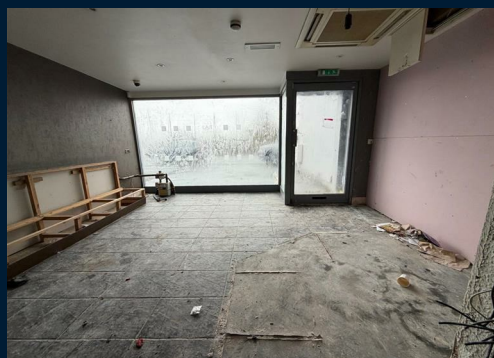
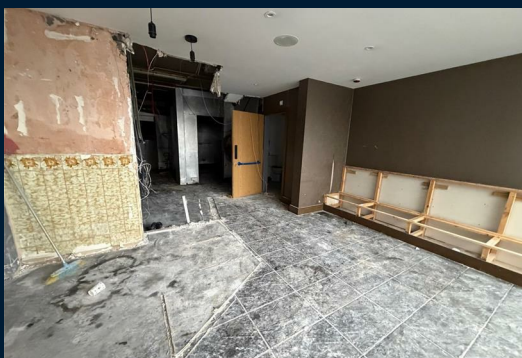
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.

While 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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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.