



MAGGS & ALLEN

UNIT 6,
THE GENERAL
GUINEA STREET
BRISTOL, BS1 6SD

£20,000 Per Annum

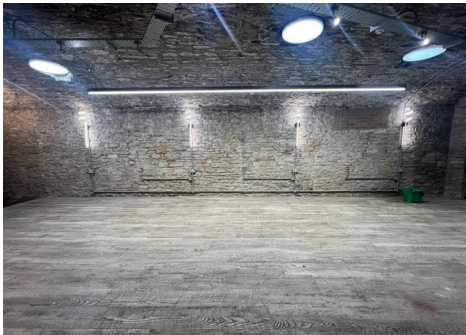
- Located within The General
- Close to Bristol City Centre
- Approx. 1,330 ft²
- New Lease Available
- Stunning/Contemporary Unit
- Disabled Access/Toilets



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A contemporary ground floor commercial unit of approximately 1,330 ft² situated in The General, a prestigious mixed-use development in central Bristol. The unit benefits from kitchen and toilet facilities and would suit office occupiers, yoga/pilates studios, hair salons and other commercial uses, subject to obtaining the necessary consents.

LOCATION

The General is located close to Bristol City Centre with views over the waterside. Bristol General Hospital dates back to the early 1830's but was recently redeveloped into 205 luxury residential units and various commercial units and restaurants.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £9,000. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to Feb 2035.

FLOOR PLAN

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

LEASE DETAILS

The unit is available to let on a new internal repairing and insuring basis, subject to estate service charge. Each party to incur their own respective legal fees.

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

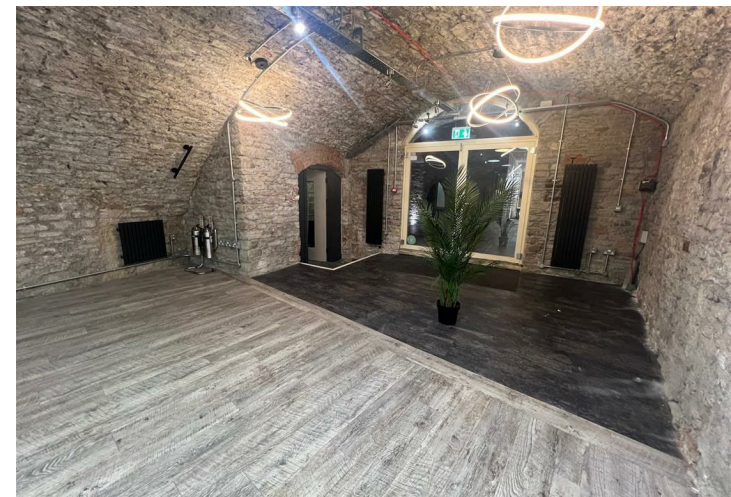
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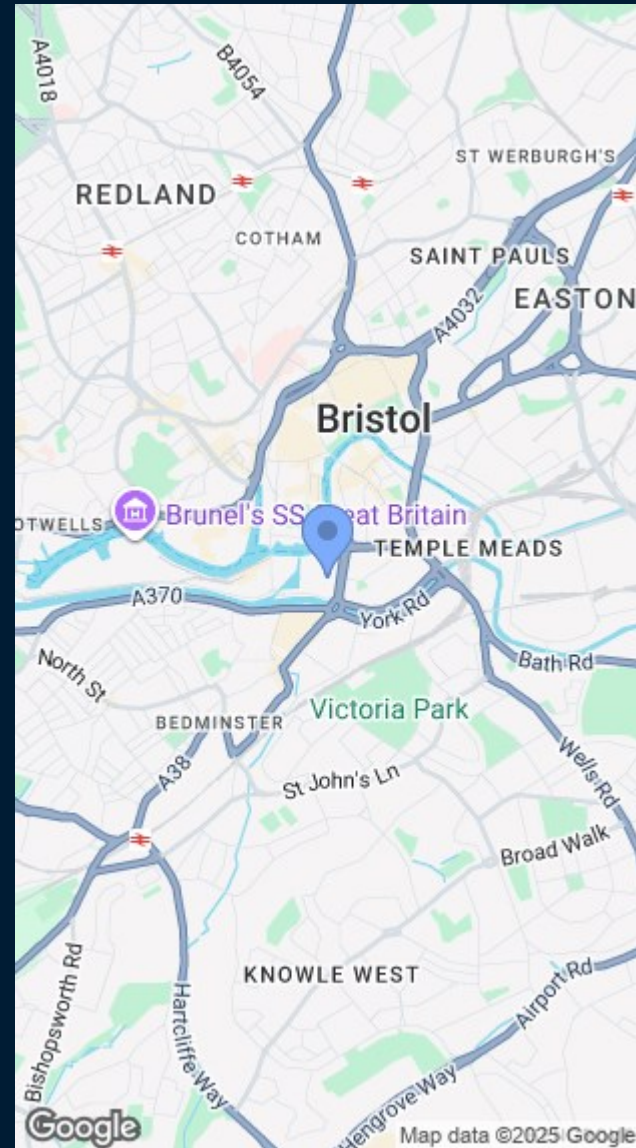
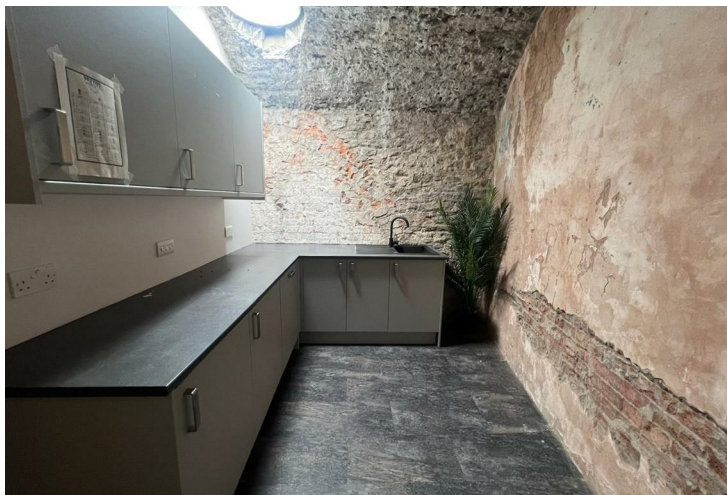
VAT

All figures quoted are exclusive of VAT unless otherwise stated. The unit is opted for VAT, and therefore VAT will be applicable to the rent.

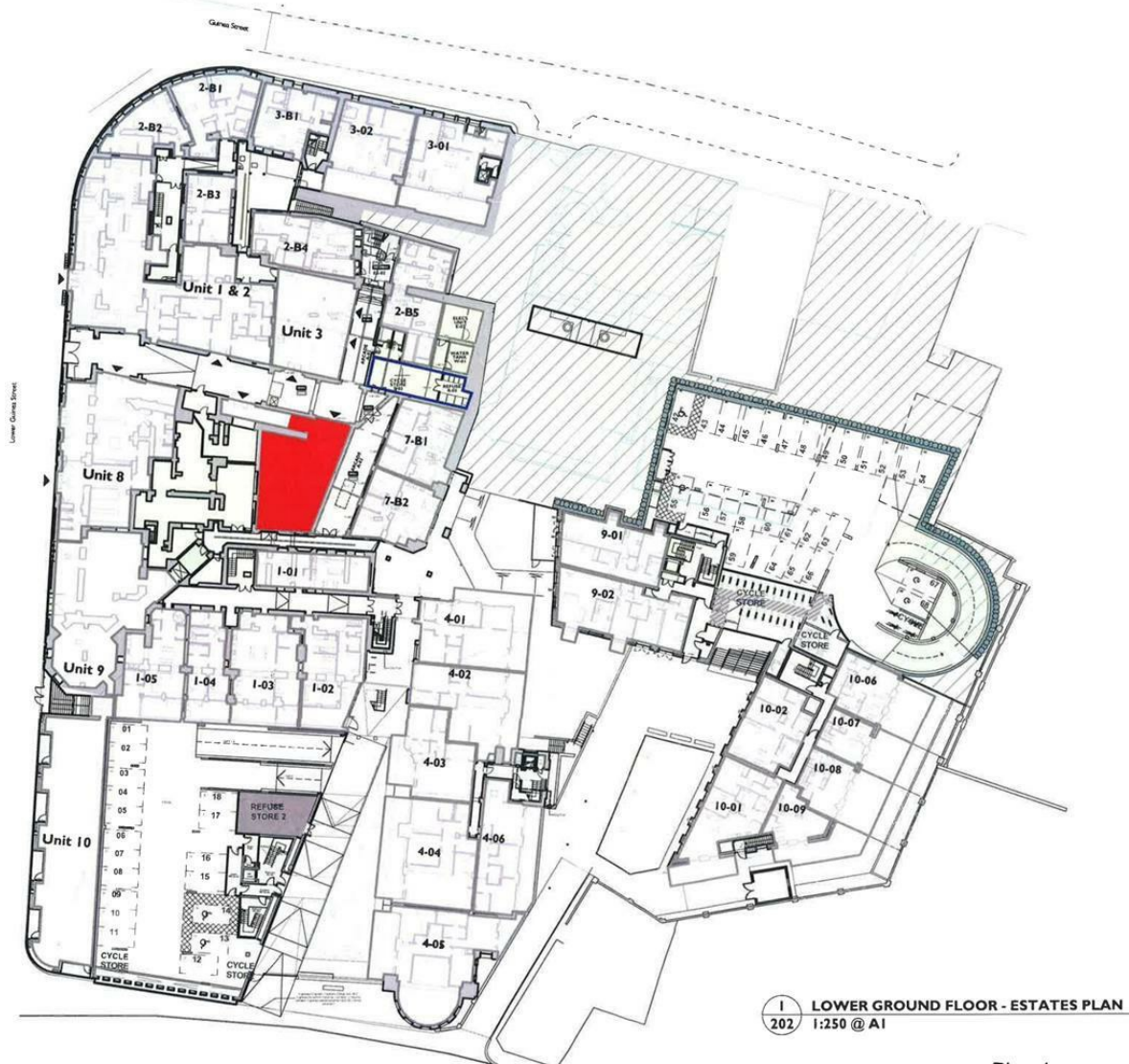
CODE FOR LEASING BUSINESS PREMISES

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





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.



Plan 1



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