



MAGGS & ALLEN

39 HIGH STREET
KEYNSHAM, BS31 1DS

Rent: £35,000 Per Annum
Ingoing Premium: £65,000

- Fully Fitted Restaurant
- Commercial Kitchen
- Enclosed Garden
- Prime Position on Keynsham High Street
- New Lease Available



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A fully fitted restaurant/bar extending to approximately 1,580 ft² benefiting from a fully equipped commercial kitchen, enclosed rear garden, and further beer cellar. The premises is located in a prime position on Keynsham High Street and is available to let on a new effectively fully repairing and insuring basis, subject to an ingoing premium of £65,000 for the lease and equipment.

LOCATION

The site is located on Keynsham High Street. Notable neighbouring occupiers include Greggs, Boots and Coffee#1.

BUSINESS RATES

The Rateable Value with effect from 2026 is £26,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

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

LEASE DETAILS

The premises is available to let on a new and effectively fully repairing and insuring basis, subject to an ingoing premium of £65,000 to include a full inventory. A copy of the inventory is available on request. Each party to incur their own respective legal fees.

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

As an actively trading business, viewings are strictly appointment. No approach should be made to the staff.

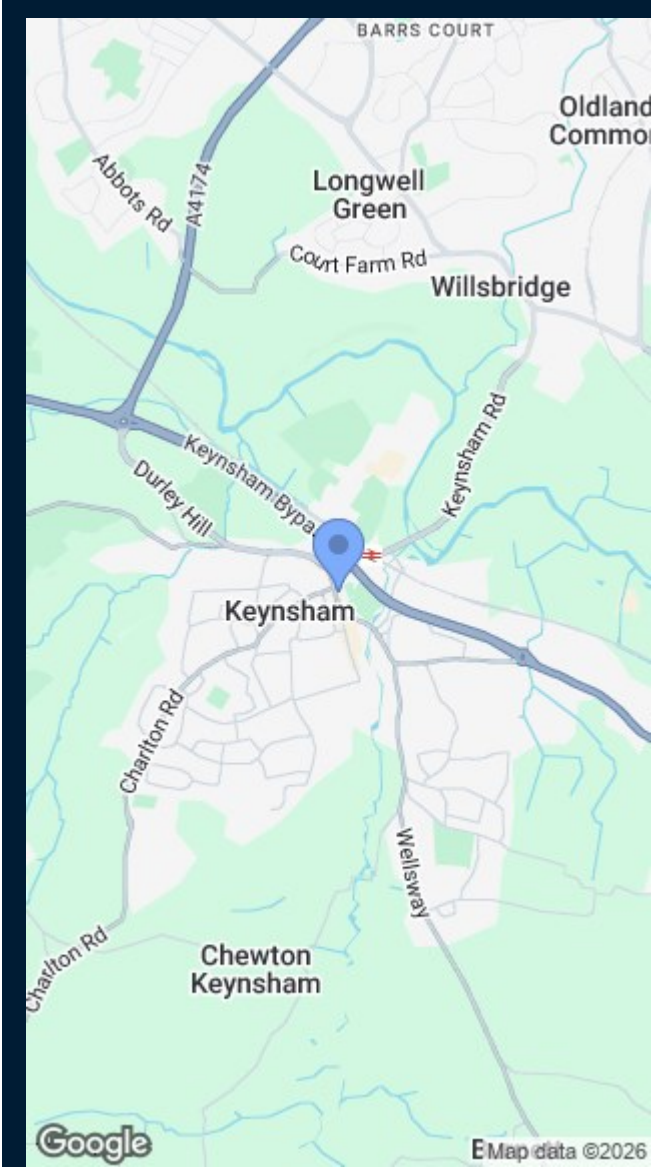
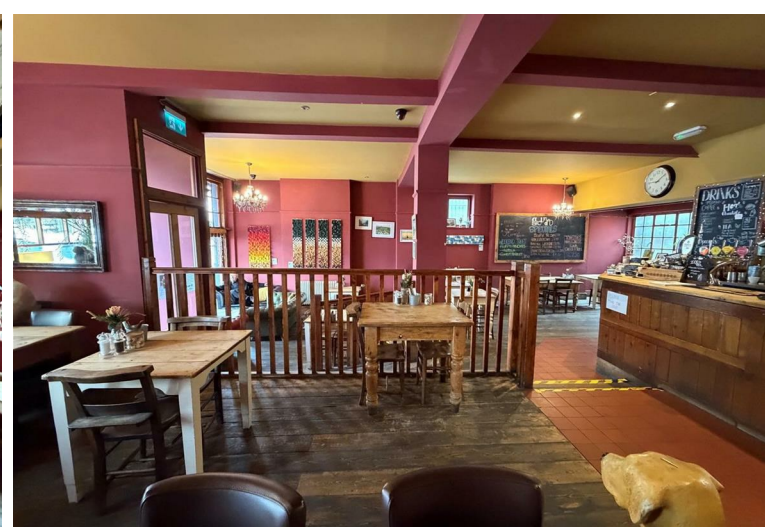
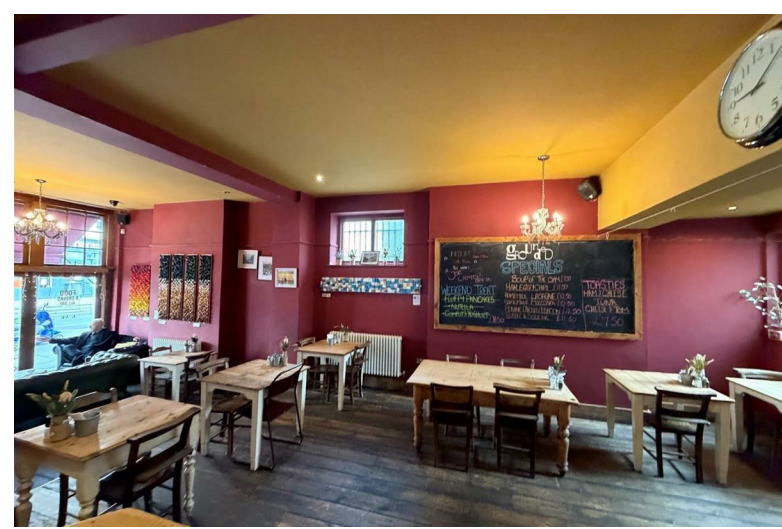
CODE FOR LEASING BUSINESS PREMISES

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.

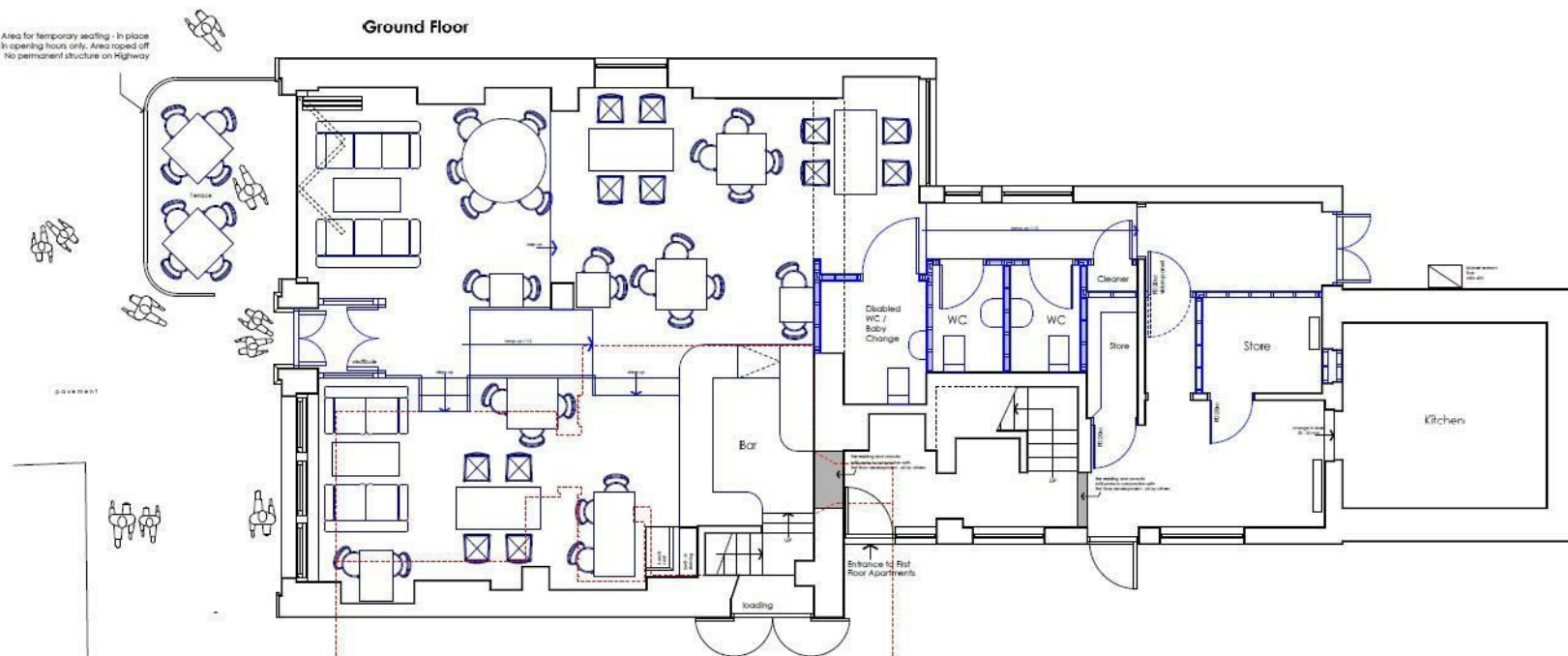




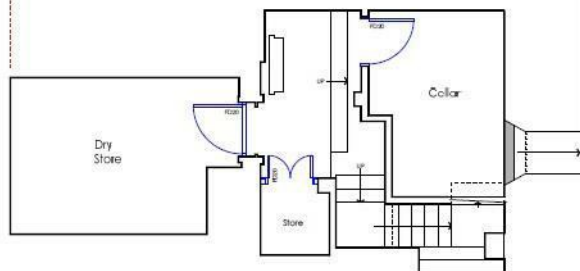
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

Area for temporary seating - In place
in opening hours only. Area roped off
No permanent structure on Highway

Ground Floor



Basement



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