



8 THE TRIANGLE  
PORTISHEAD, BS20 6PG

Asking Price £182,000

- Well presented retail unit
- Approximately 1,346 sq ft
- Suitable for investors
- Ground floor & basement



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

**0117 973 4940**  
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Asking Price £182,000

## DESCRIPTION

This well presented commercial investment comprises a ground floor retail unit with basement, measuring approximately 1,346 sq ft. The property is currently occupied as a beauty salon and there is approximately 3 years left on the lease. The ground floor features a front retail area, several adjoining treatment rooms, kitchenette and toilet facilities.

The basement is thoughtfully arranged with a combination of office space, storage areas, and additional toilet facilities.

Currently, the unit is let at a passing rent of £16,800pa. The lease is full repairing and insuring which makes the property attractive to investors.

## LOCATION

The property is ideally situated within a mixed parade of shops on The Triangle in Portishead. The surrounding area is a mix of residential and commercial properties, ensuring a steady flow of potential customers throughout the day, and the property enjoys excellent visibility from the main thoroughfares. In addition to its retail appeal, The Triangle is conveniently located near key amenities and transport links.

## TENURE

To be sold on the remainder of a long lease with approximately 83 years remaining. The property is currently let at £16,800pa.

## BUSINESS RATES

The rateable value with effect from April 2023 is £6,300.

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)

EPC rating: C (valid until November 2027)

## FLOOR PLAN

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

## VAT

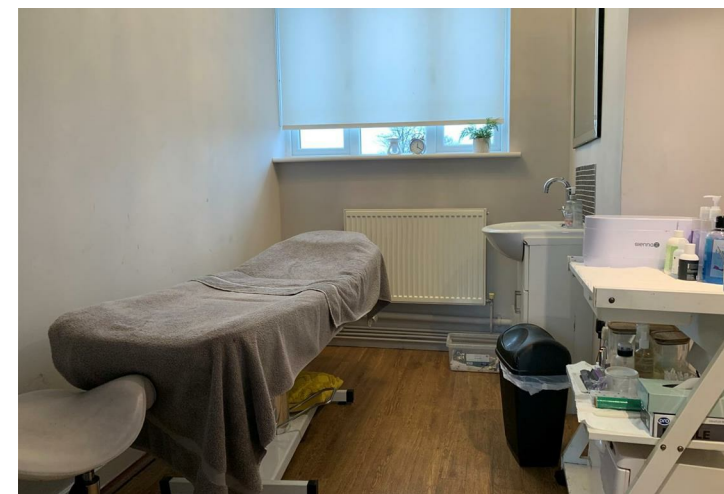
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

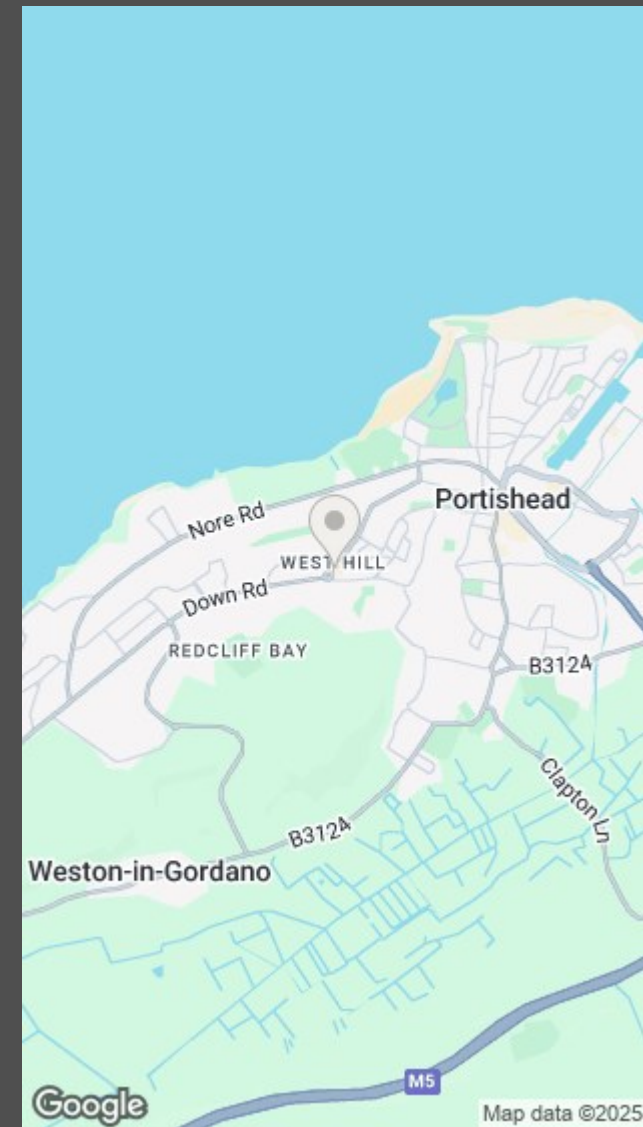
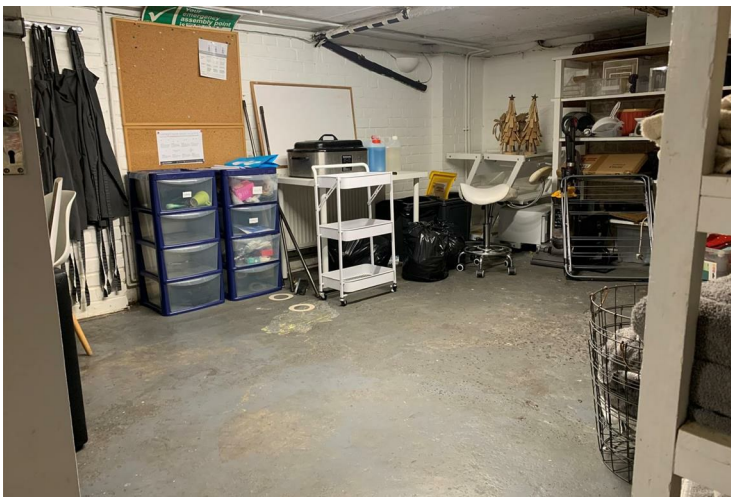
By appointment with Maggs & Allen.

## 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.





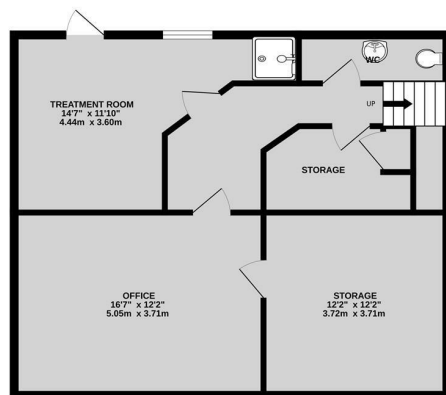


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

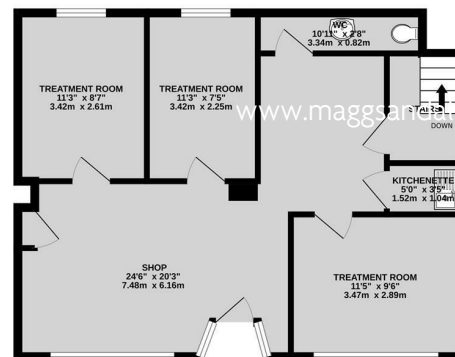




**BASEMENT**  
690 sq.ft. (64.1 sq.m.) approx.



**GROUND FLOOR**  
656 sq.ft. (61.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1346 sq.ft. (125.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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