



66 FILTON ROAD  
BRISTOL, BS7 0PB

£15,000 Per Annum

- Takeaway
- Approximately 840 sq ft
- Electric security shutters
- Rear access
- Garage



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)







66 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB  
£15,000 Per Annum

### DESCRIPTION

Ground floor takeaway spanning approximately 840 sq ft, arranged as open plan customer serving area with kitchen space with adjoining storage and toilet facilities. Benefits include rear access, electric security shutters and a single lock up garage.

### LOCATION

The property is strategically located on Filton Road in a bustling area, positioned directly next to the popular Co-op Food store. This prime location benefits from a steady stream of foot traffic, driven by nearby residents, shoppers, and commuters, enhancing the visibility and accessibility of the premises.

### LEASE DETAILS

The takeaway is available to let on a new full repairing and insuring lease. Each party to incur their own respective legal fees.

### BUSINESS RATES

The rateable value with effect from April 2023 is £9,300. 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 October 2033)

### 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.

### TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

### CONTROL OF ASBESTOS REGULATIONS

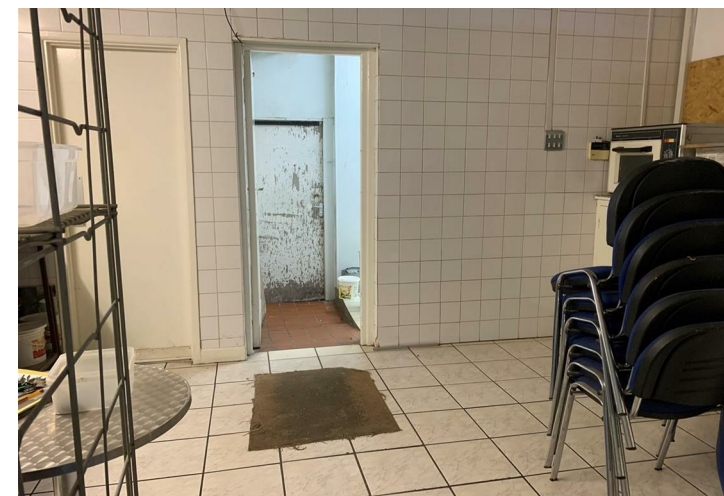
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

### CODE FOR LEASING BUSINESS PREMISES

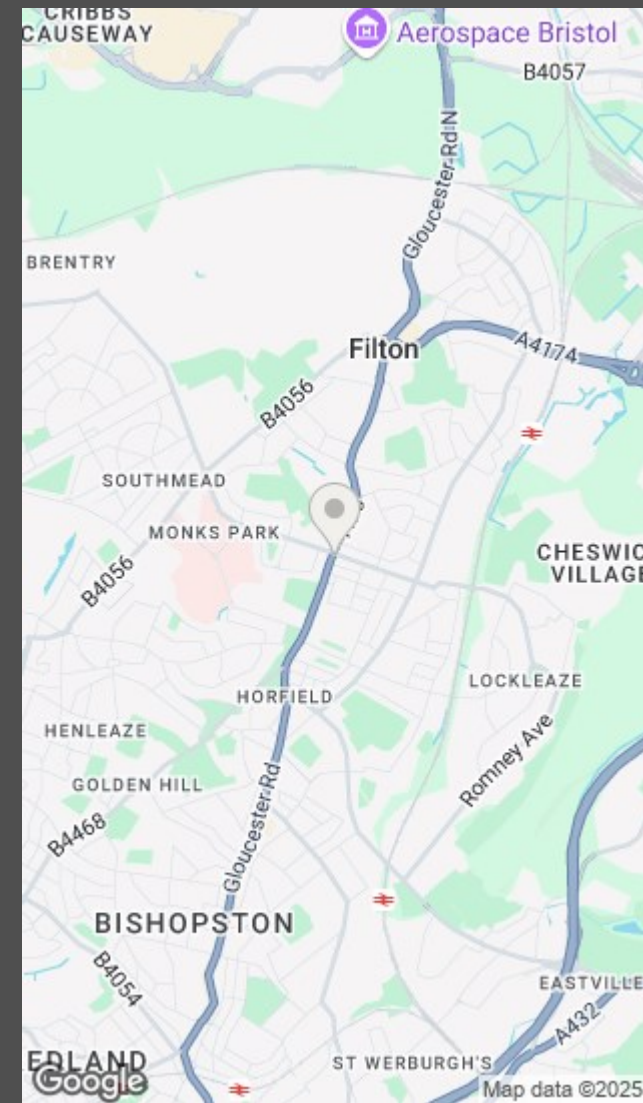
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

### NOTES

Please note the fixtures and fittings are available by separate negotiation.







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.



GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

Whilst 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.  
Made with Metropix ©2024



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

