

MAGGS & ALLEN

365 GLOUCESTER ROAD
HORFIELD, BRISTOL, BS7 8TN

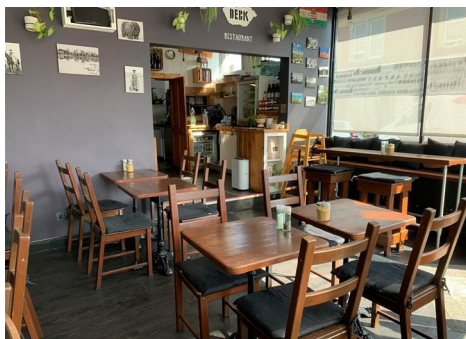
£13,800 Per Annum

- Fully fitted café
- Great location
- Approximately 548 sq ft
- Well presented
- Ingoing Premium: £35,000



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A very well presented café comprising approximately 548 sq ft of thoughtfully arranged space, features a welcoming front dining area, designed to accommodate customer seating. Adjacent to this is a serving and counter area with a well equipped kitchen to the rear of the premises. This versatile space is ideal for a café, coffee shop, or deli, and is ready for immediate occupation.

LOCATION

The property occupies a highly prominent corner position, fronting the vibrant Gloucester Road. This prime location offers excellent visibility to both pedestrian and vehicular traffic, enhancing its appeal for businesses seeking strong street presence and high footfall.

PREMIUM

An ongoing premium of £35,000 is sought to include fixtures and fittings.

LEASE DETAILS

The café is available to let on a new full repairing and insuring lease. The incoming and outgoing tenants are to incur their own respective legal fees and are to split the landlord's legal costs split 50/50.

FLOOR PLAN

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

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: E (valid until April 2026)

VAT

We understand that VAT is not applicable to the rent but is applicable to the premium.

VIEWINGS

By appointment with Maggs & Allen.

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 3 months deposit and a personal guarantee will be required.

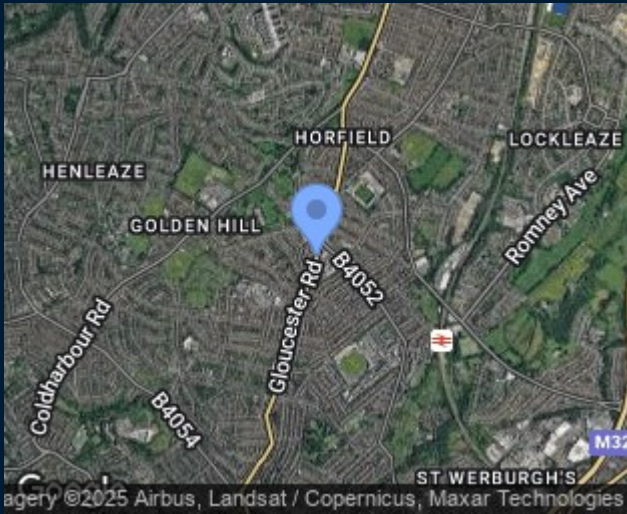
CONTROL OF ASBESTOS REGULATIONS

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.

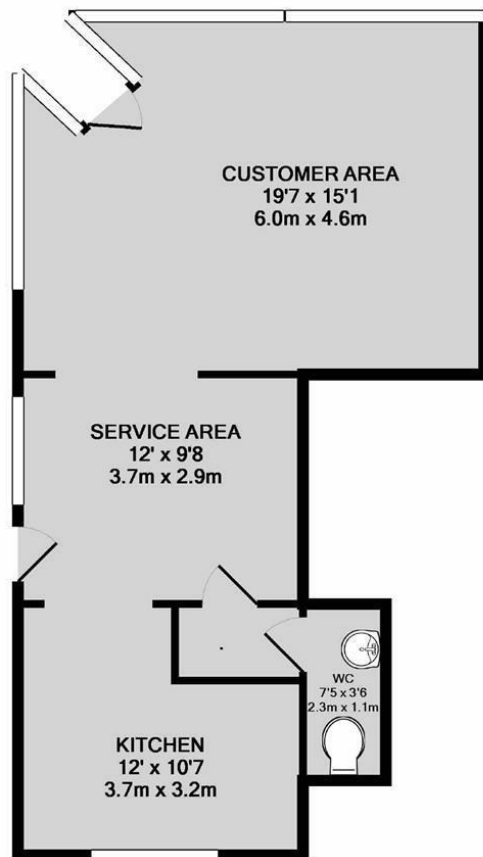
CODE FOR LEASING BUSINESS PREMISES

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



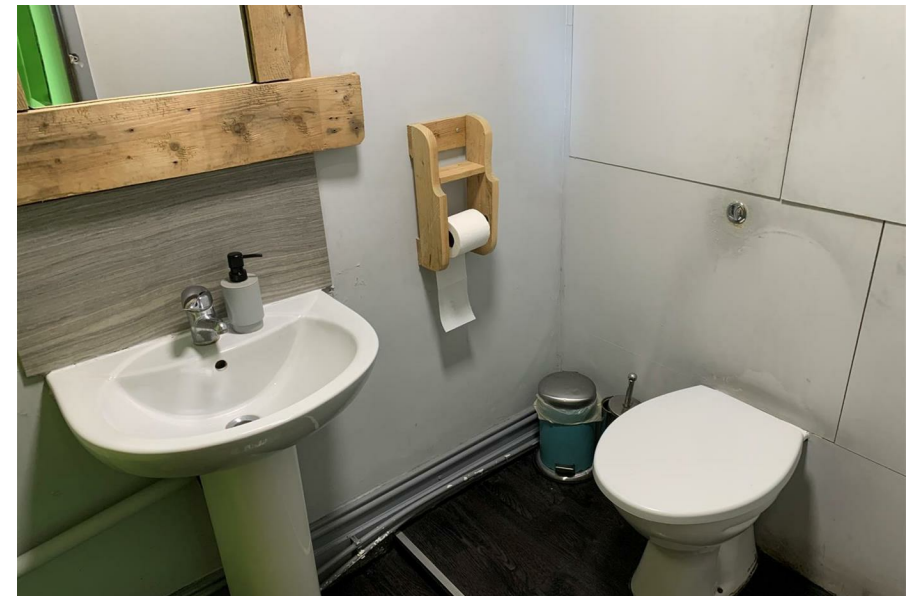


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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