



# MAGGS & ALLEN

12 KINSALE ROAD

BRISTOL, BS14 9HB

**£800 Per Calendar Month**

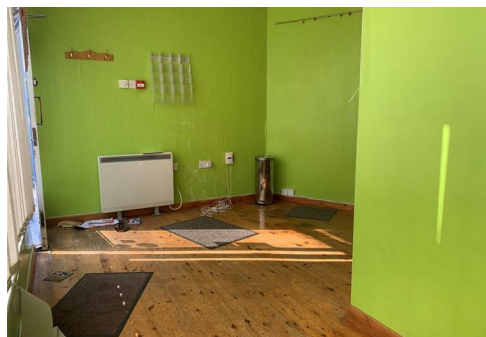
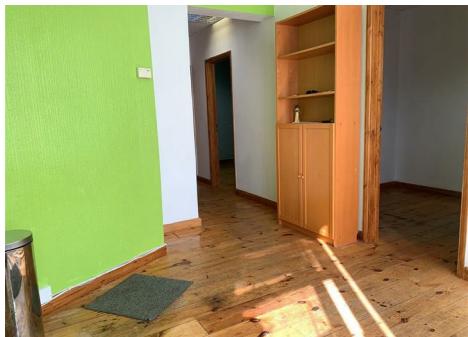
- Retail unit
- Use class E
- Approximately 360 sq ft
- New lease available



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

**0117 973 4940**

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





## DESCRIPTION

This ground floor retail unit offers approximately 360 sq ft of space and is currently configured as a series of treatment rooms, making it well suited for use as a beauty salon, therapy clinic, or similar service based business. However, the internal layout could be easily reconfigured to create an open plan arrangement, allowing flexibility to accommodate a wide range of business types. The property falls within Use Class E, making it suitable for a variety of potential uses, subject to consent.

## LOCATION

The property is situated on Kinsale Road in the suburb of Whitchurch, a predominantly residential area and just a short distance from Wells Road (A37).

## LEASE DETAILS

The shop 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 £3,750. 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: B (valid until February 2025).

## 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

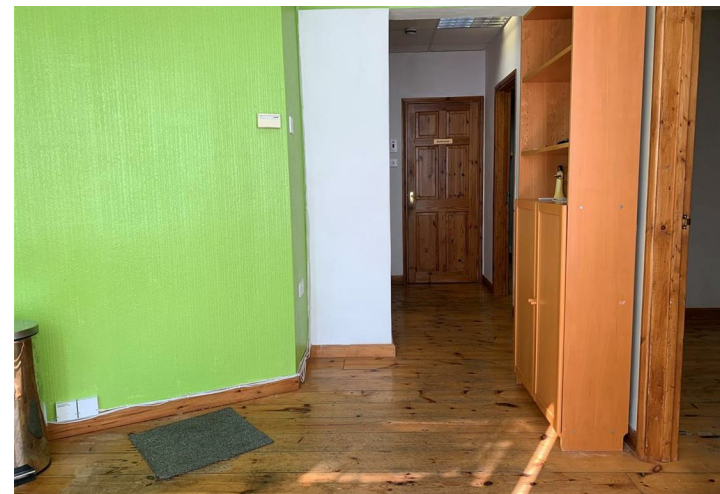
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## CONTROL OF ASBESTOS REGULATIONS

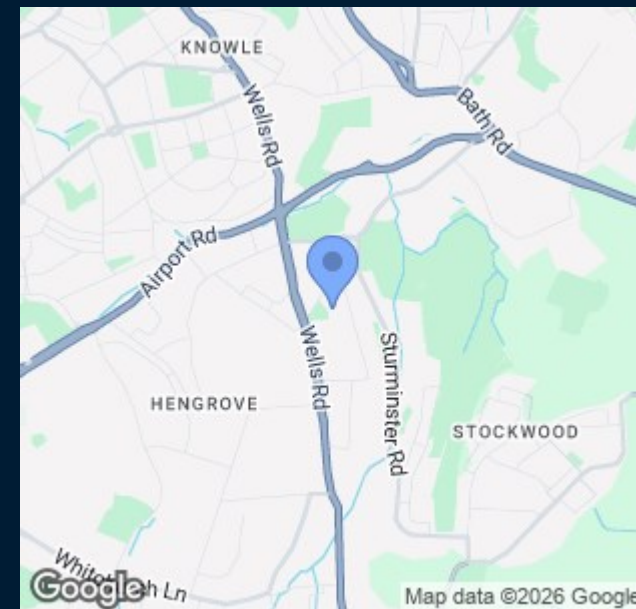
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.



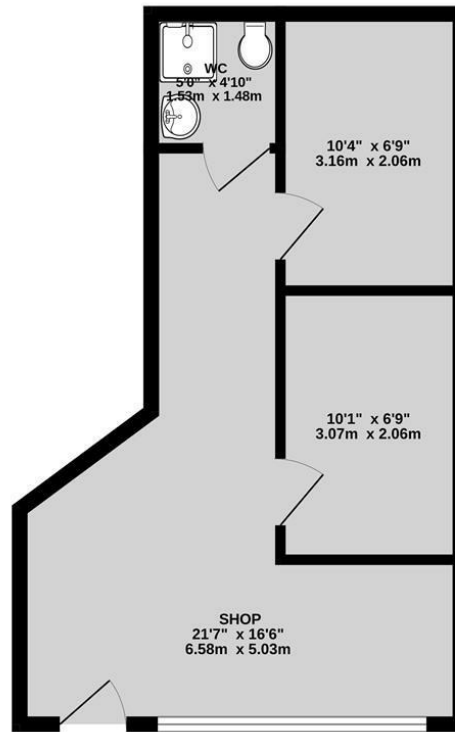




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 357 sq.ft. (33.2 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.  
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