



MAGGS & ALLEN

11 KINGS ROAD
CLIFTON, BRISTOL, BS8 4AB

£20,660 Per Annum

- Shop To Let
- Clifton Village
- Split Level
- Approx. 770 ft²
- Rear Terrace
- New Lease Available



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A very well presented retail unit of approximately 770 ft² arranged over two floors on split levels benefiting from a further terrace to the rear. The shop is arranged as a ground floor retail area, with elevated/split level rear shop, with further basement treatment rooms, kitchen and wc.

LOCATION

The shop is situated in a highly popular position adjacent to the Clifton Arcade, and opposite the former WHSmith site at Clifton Down Road which is due to be redeveloped which we would expect could have a significantly positive impact on passing trade.

LEASE DETAILS

The Shop is available to let on a new effectively fully repairing and insuring Lease. Each party to incur their own respective legal fees.

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.

BUSINESS RATES

We note the front shop area is currently rated at £8,300 with effect from April 2023 although we understand the shop demise has since been extended and therefore this should be confirmed with Bristol City Council as a further assessment may be required.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to May 2028.

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. We understand the shop is opted for VAT and therefore VAT will be applied to the rent.

VIEWINGS

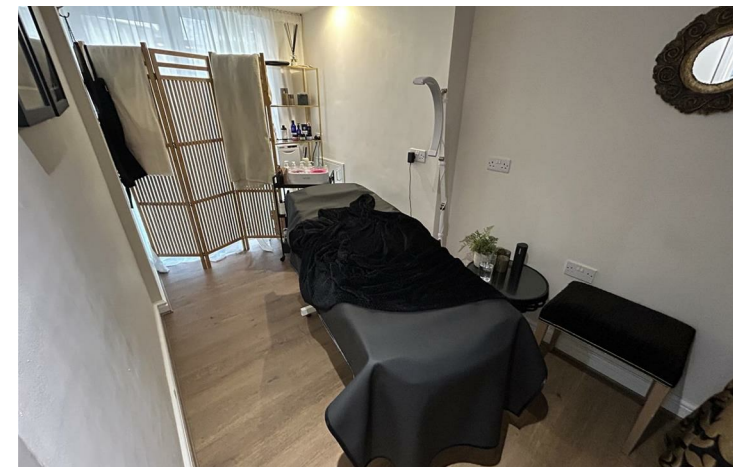
Strictly by appointment with Maggs & Allen.

CODE FOR LEASING BUSINESS PREMISES

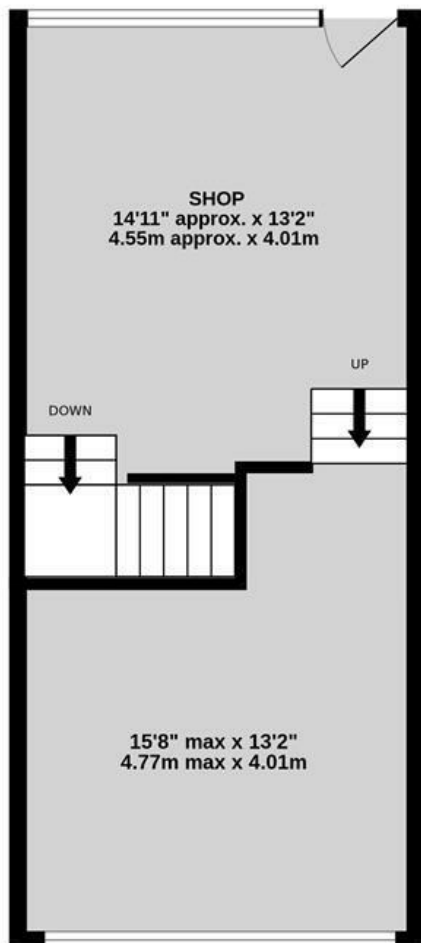
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

CONTROL OF ASBESTOS REGULATIONS

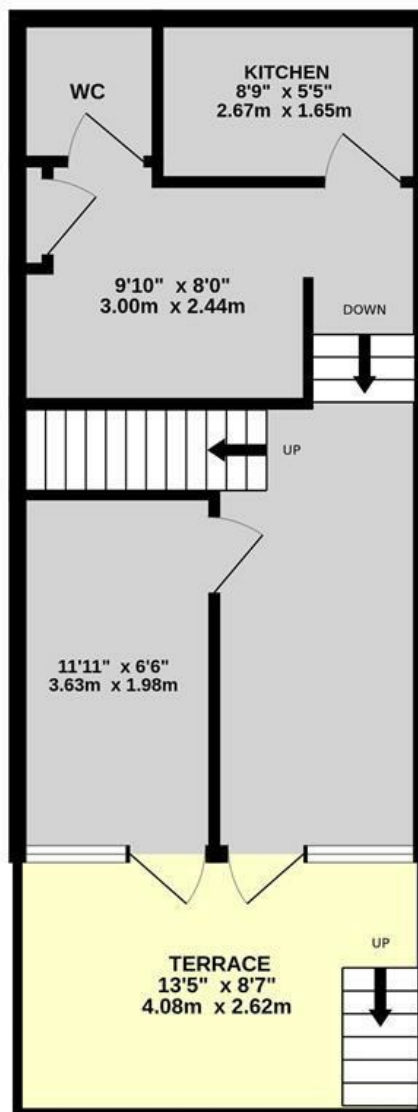
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

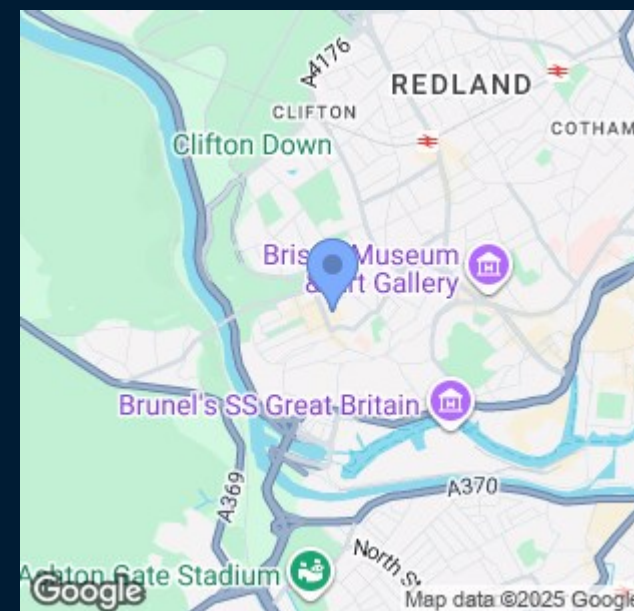


BASEMENT
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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