



40 BROAD STREET
STAPLE HILL, BRISTOL, BS16 5NS



ASKING PRICE £135,000

A retail unit of approximately 630 ft² situated on the High Street in Staple Hill. The shop is predominantly open plan with separate wc and benefits from on street customer/public parking (for 2 hours) in front of the shop.

The shop is offered to let on a new effectively fully repairing and insuring term at £12,000pa, and is also available for sale, on a long leasehold basis and with vacant possession, at an asking price of £135,000.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



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DESCRIPTION

A retail unit of approximately 630 ft² situated on the High Street in Staple Hill. The shop is predominantly open plan with separate wc and benefits from on street customer/public parking (for 2 hours) in front of the shop.

LOCATION

The shop is located in a busy trading position on the High Street in Staple Hill. Neighbouring occupiers include Greggs, PDSA, Iceland, and various independent operators.

LEASE DETAILS/TENURE

The shop is available to let on a new effectively full repairing and insuring Lease with annual RPI increases. Each party to incur their own respective legal fees.

Alternatively, the shop is available for sale with vacant possession, on a long leasehold basis, at £135,000.

TENANT APPLICATION FEE

On the basis, a lease is agreed, 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.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £8,500. 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)

Rating: D (valid to April 2029).

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.

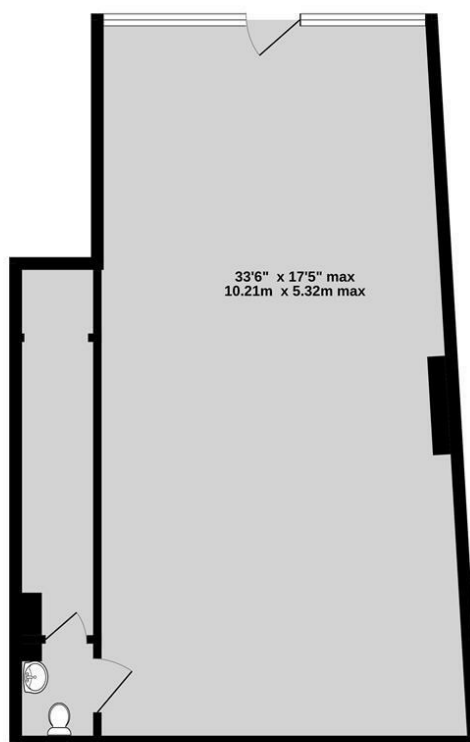
VIEWINGS

By appointment.

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
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 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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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.