

# MAGGS & ALLEN

145 STAPLE HILL ROAD  
BRISTOL, BS16 5AG



**£16,000 PER ANNUM**

A modern ground-floor retail unit extending to approximately 957 sq ft, prominently positioned on a corner plot. The property is well-presented throughout and includes a kitchenette along with WC facilities. We understand the property falls within Use Class E, allowing for a wide range of business uses, subject to consent.

The office/shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

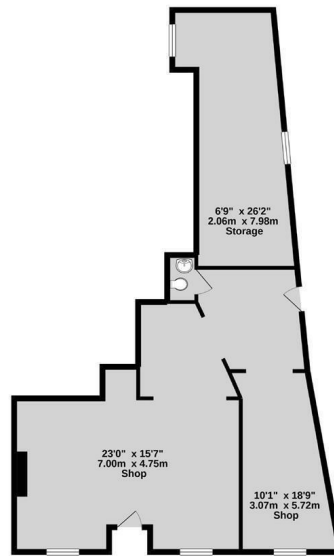
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 145 STAPLE HILL ROAD, BRISTOL, BS16 5AG

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, column and any other fixed or adjustable are not guaranteed to be correct. Any error, omission or misstatement in this plan is, for all purposes, the responsibility of the advertiser. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The advertiser, agent and publisher shall not be held responsible for any errors, omissions or inaccuracies in this plan or any other information provided.

## DESCRIPTION

A modern ground-floor retail unit extending to approximately 957 sq ft, prominently positioned on a corner plot. The property is well-presented throughout and includes a kitchenette along with WC facilities. We understand the property falls within Use Class E, allowing for a wide range of business uses, subject to consent.

## LOCATION

The property occupies a prominent corner position on Staple Hill Road, offering enhanced visibility and frontage.

## LEASE DETAILS

The office/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 1st April 2026 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: C

## 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.

## TENANT APPLICATION FEE

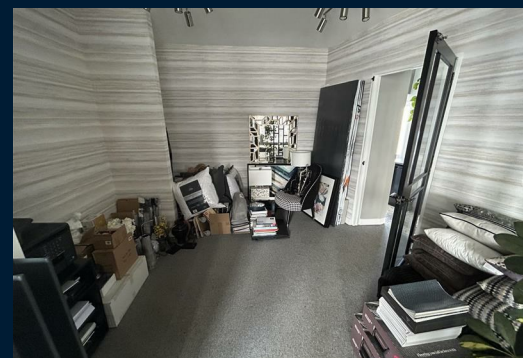
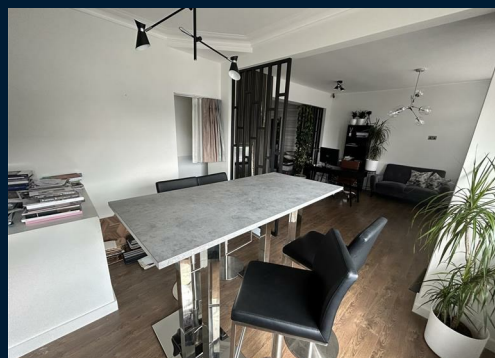
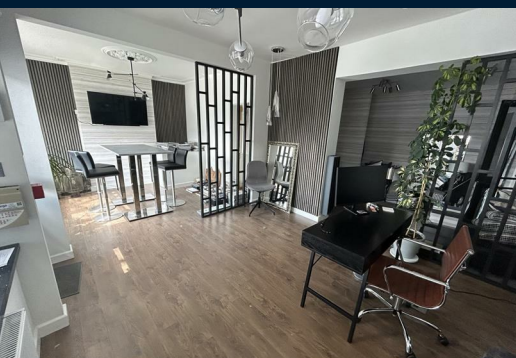
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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.