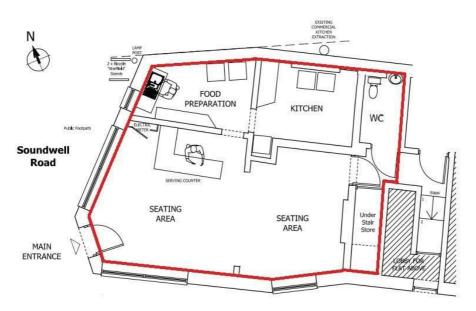
# MAGGS & ALLEN

169 SOUNDWELL ROAD SOUNDWELL, BRISTOL, BS16 4RP



A former café of approximately 500  $ft^2$  arranged as a seating area with kitchen (with commercial extraction) and wc to the rear. The shop benefits from a prominent corner position, located within close proximity to Kingswood Leisure Centre, and is available to let as a retail unit or cafe on a new and effectively fully repairing and insuring basis.

# 169 SOUNDWELL ROAD, SOUNDWELL, BRISTOL, BS16 4RP



#### **DESCRIPTION**

A former café of approximately 500 ft<sup>2</sup> arranged as a seating area with kichen (with commercial extraction) and wc to the rear. The unit is available to let as a retail unit or cafe, but restaurant/takeaway will not be considered.

#### LOCATION

the unit benefits from a prominent corner position on Soundwell Road, from great road presence occupying a corner position on Soundwell Road within close proximity to the Kingswood Leisure centre.

# LEASE DETAILS

The shop is available to let on a new effectively fully repairing and insuring basis. Each party to incur their own legal costs.

# FLOOR PLAN

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

### **BUSINESS RATES**

The rateable value effective from April 2023 is £14,250. However, this appears to include an addition unit to the rear which is not included in the demise, and therefore will need to be re-rated by the VOA.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC rating: TBC

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

#### VIEWING

Strictly by appointment with Maggs & Allen.

#### TENANT APPLICATION FEE

The ingoing 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 ABSESTOS 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.