

MAGGS & ALLEN

169 SOUNDWELL ROAD
SOUNDWELL, BRISTOL, BS16 4RP



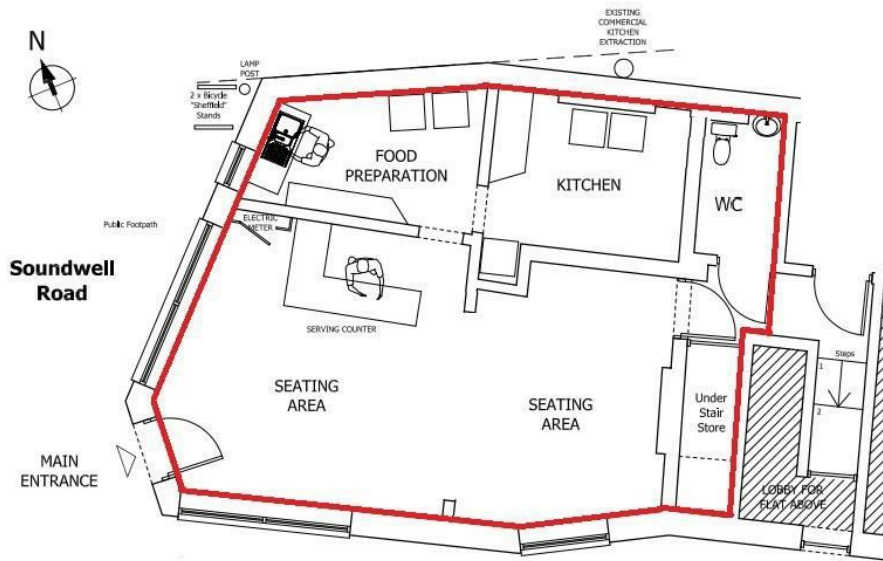
£12,000 PER ANNUM

A former café of approximately 500 ft² 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.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



DESCRIPTION

A former café of approximately 500 ft² arranged as a seating area with kitchen (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.

