

# MAGGS & ALLEN

169 SOUNDWELL ROAD  
SOUNDWELL, BRISTOL, BS16 4RP



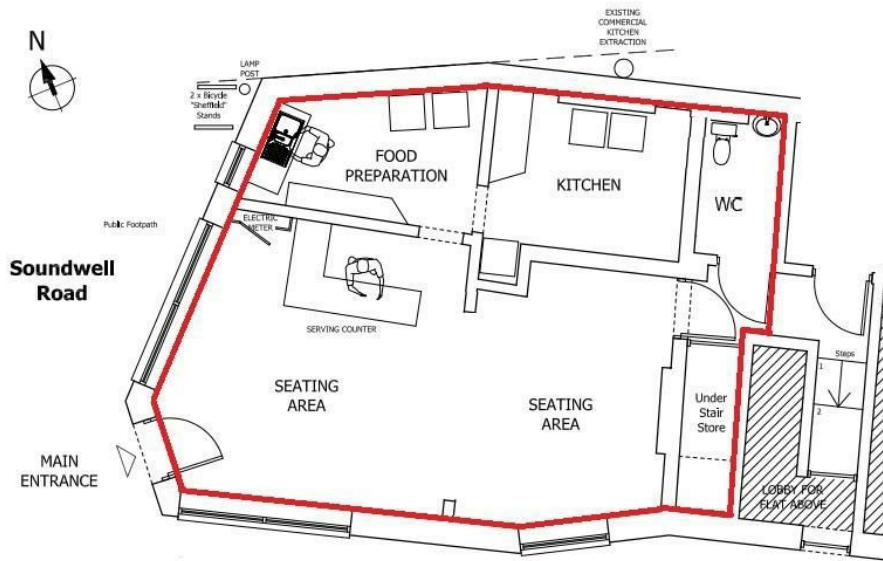
£12,000 PER ANNUM

A former café of approximately 500 ft<sup>2</sup> 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

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



## DESCRIPTION

A former café of approximately 500 ft<sup>2</sup> 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.

