



73 & 73A HIGH STREET
STAPLE HILL, BRISTOL, BS16 5HE

£18,000 Per Annum

- New Lease Available
- Approx. 1,400 ft²
- 2 Allocated Parking Spaces
- Double Fronted
- Staple Hill High Street
- Range of Large & Small Offices
- Store Room
- Large Fitted Kitchen



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk





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DESCRIPTION

A double fronted shop/office of approximately 1,400 ft² with the added benefit of two allocated parking spaces, situated on the High Street in Staple Hill. The office provides a range of large and small offices spaces, plus store room and a large fitted kitchen. The unit would suit a variety of users, including office occupiers, retailers, health/clinic related businesses and alike (subject to obtaining the necessary consents).

LOCATION

The property is situated on the High Street within easy reach of the shops and amenities of Staple Hill

PARKING

There are two allocated parking spaces located to the rear of the office.

PLANNING

Planning consent was granted in 2009 for a change of use from a shop (Use Class A1) to an office (Use Class B1). We would therefore assume that the unit would now fall within Use Class E and could consequently suit a variety of uses, but interested parties should confirm directly with South Gloucestershire Council.

BUSINESS RATES

The rateable value with effect from April 2023 is £7,600. We would therefore expect those eligible for small business relief to benefit from 100% exemption at this time, but recommend all interested parties confirm with South Gloucestershire Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid through to August 2032).

FLOOR PLAN

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

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.

LEASE DETAILS

The property is available to let on a new effectively, fully repairing and insuring lease. Each party to incur their own respective legal fees.

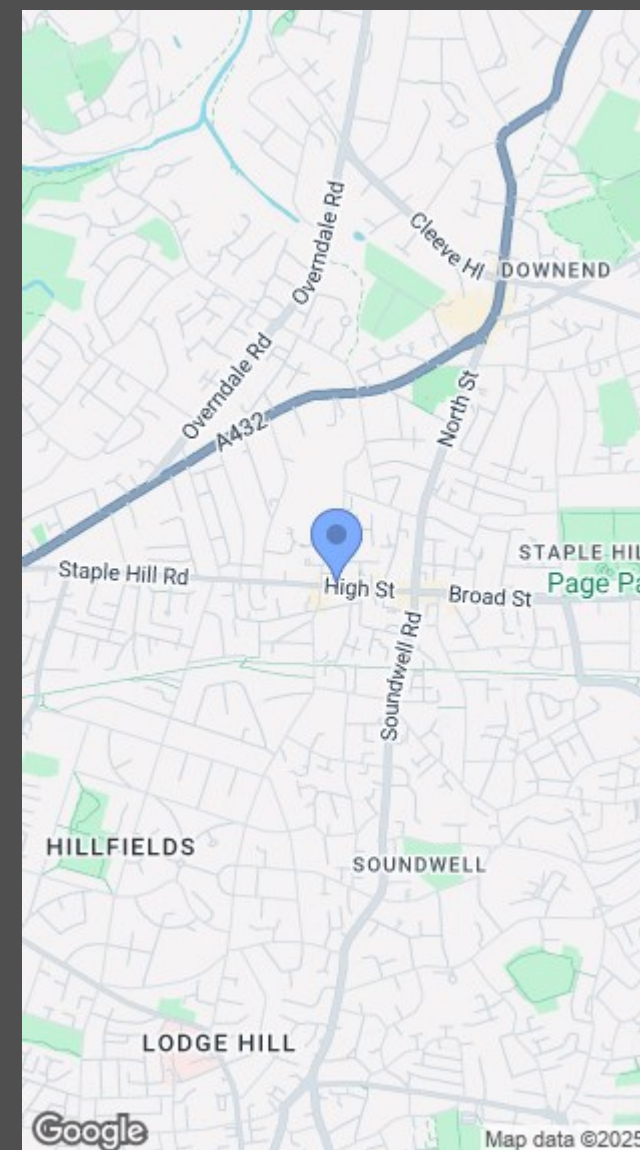
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

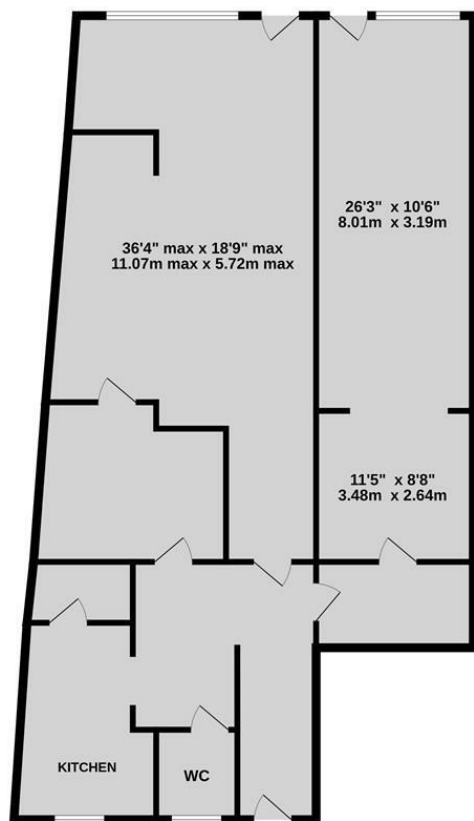




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GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA: 1406 sq.ft. (130.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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