

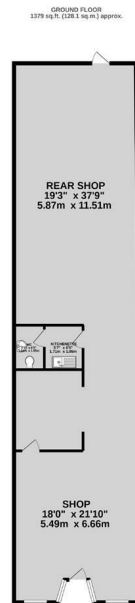
196 NORTH STREET
SOUTHVILLE, BRISTOL, BS3 1JF



£22,500 PER ANNUM

*****VERY WELL PRESENTED RETAIL UNIT*****

Opportunity to acquire a new lease on this very well presented ground floor shop of approximately 1,400 sq ft. The property is located in a great trading position on North Street, Southville and benefits from high volumes of footfall and passing traffic throughout the day and evening. Offered to let on an effectively new Full Repairing and Insuring basis. Early enquiries are recommended.



TOTAL FLOOR AREA: 1379 sq ft. (128.1 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and other parts, for identification and/or responsibility, shall be the sole province of the advertiser. This plan is for illustrative purposes only and should be used as such for any purposes otherwise than for the specific purposes intended and the advertiser does not guarantee as to their accuracy or efficiency for the same.

DESCRIPTION

A ground floor retail unit of approximately 1,400 sq ft arranged predominately as open plan shop/showroom with adjoining kitchenette and WC. The shop is very well presented and has been fit out to a high standard. Most recently occupied by an upholstery business the property would suit a variety of other retail occupiers or various other uses subject to consents.

LOCATION

Situated in a prime position on North Street, Southville the property is conveniently located providing easy access to Bristol City Centre and Bristol Temple Meads. Near by notable occupiers include Oowee Diner, Co-op Supermarket, Hen & Chicken and Upfest.

LEASE DETAILS

Available to let on a new effectively Full Repairing & Insuring basis. Each party to incur their own legal costs.

FLOOR PLAN

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

BUSINESS RATES

The rateable value, effective from April 2017, is £10,750. We therefore expect all business eligible for small business rate relief to benefit from full rates exemption at this time (interested parties should enquire with the local authority).

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (expires May 2026).

VIEWING

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

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.