

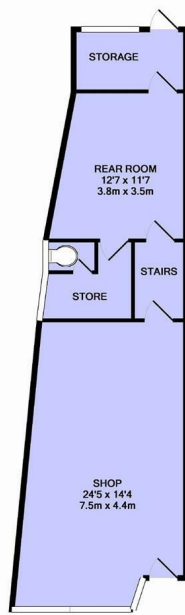
61A HIGH STREET
HANHAM, BRISTOL, BS15 3DG



£9,600 PER ANNUM

FORMER BAKERY

A ground floor retail unit of approximately 580 sq ft located in a busy trading position on Hanham High Street. Benefits include an electric security shutter, rear access and storage. Offered to let on an effectively new Full Repairing and Insuring basis. Early enquiries are recommended.



TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DESCRIPTION

Ground floor retail unit of approximately 580 sq ft, most recently occupied by a bakery, comprising a front shop/customer serving area with rear WC and storage. The shop would suit a variety of uses within the E use class, such as office, professional services and café subject to consents.

LOCATION

Situated on the High Street in Hanham within a mixed parade of shops. The property benefits from high levels of footfall and passing traffic throughout the day.

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 with effect from April 2017 is £5,800. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires June 2026).

VIEWING

By appointment with Maggs & 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.