

7 THE SQUARE

STAPLE HILL, BRISTOL, BS16 5LR



## £11,500 PER ANNUM

An end of terrace shop of approximately 750 sq ft situated in a busy shopping precinct in Staple Hill.

Neighbouring occupiers include Iceland supermarket and various other more local covenants and cafes.

Until recently, the shop was trading as a Deli/specialist supermarket and benefits from secure electric roller shutters to the front, kitchen, wc and rear access.

The shop is available To Let, at £11,500pa on an effectively full repairing and insuring basis.

# 7 THE SQUARE, STAPLE HILL, BRISTOL, BS16 5LR

## DESCRIPTION

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Until recently, the shop was trading as a Deli/specialist supermarket and benefits from secure electric roller shutters to the front, kitchen, wc and rear access.

## LOCATION

The shop is located within an established retail precinct known as The Square, Broad Street, Staple Hill. Nearby notable occupiers include Iceland, Tesco Metro and Greggs.

## BUSINESS RATES

The rateable value with effect from October 2020 is £9,800. We therefore expect those eligible for small business rates relief to benefit from full rates exemption. However, we recommend all interested parties confirm directly with South Gloucestershire Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E.

## VAT

Please note, VAT is applicable to the rent.

## LEASE DETAILS

The shop is available to let on a new internal repairing and insuring basis, subject to estate service charge. Each party to incur their own respective legal fees.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied on.

## TENANT APPLICATION FEE

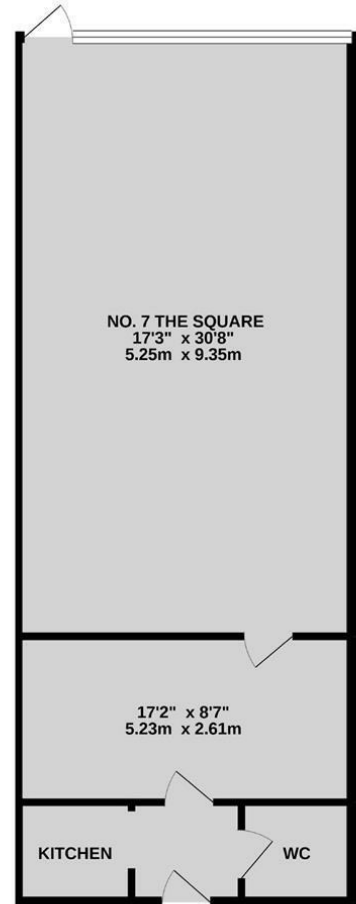
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWING

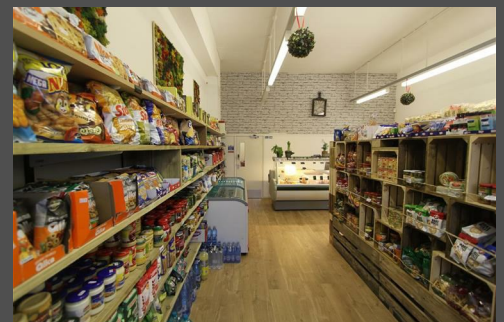
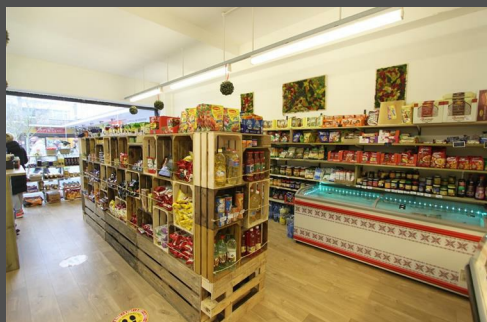
Strictly by Appointment with Maggs and Allen.

## 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.



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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