

124 EAST STREET  
BEDMINSTER, BRISTOL, BS3 4ET



**£14,000 PER ANNUM**

\*\*\*WELL PRESENTED RETAIL UNIT\*\*\*

Opportunity to acquire a lease on this well presented ground floor shop of approximately 790 sq ft located in a busy trading position on East Street, Bedminster. The property benefits from a designated parking space and rear access. Offered to let on an effectively Full Repairing and Insuring basis.

# 124 EAST STREET, BEDMINSTER, BRISTOL, BS3 4ET

## DESCRIPTION

Well presented ground floor retail unit of approximately 790 sq ft comprising a main shop/customer serving area with adjoining storage, WC and kitchenette. Most recently occupied by a hair salon the shop would suit a similar use or various other uses within the E use class subject to consents. Benefits include rear access and a designated parking space.

## LOCATION

The property is situated within a mixed parade of shops on East Street, Bedminster benefiting from high levels of footfall 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 effective from April 2017 as per VOA website is £8,000.

We would anticipate full rate relief would therefore be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires June 2022).

## VIEWING

By appointment with Maggs & Allen.

## VAT

All figures quoted are exclusive of vat unless otherwise stated.

## TENANT APPLICATION FEE

The ingoing 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.

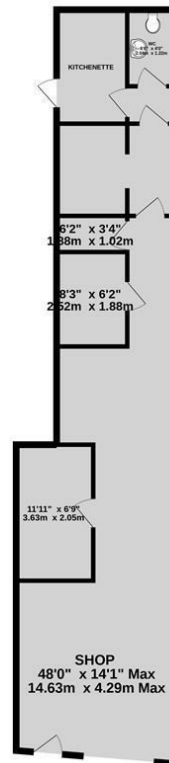
## CONTROL OF ASBESTOS REGULATIONS

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.

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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