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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



33 Regent Street, Kingswood, Bristol, BS15 8JX

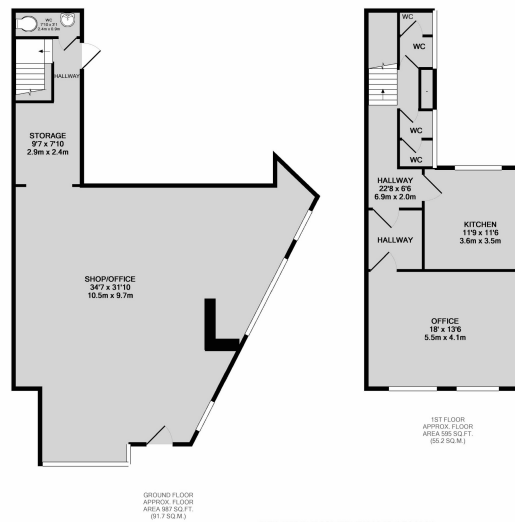
£16,000 Per Annum

*****TWO STOREY CORNER COMMERCIAL UNIT*****

Prominent office/shop unit of approximately 1,173 sqft situated on the busy Regent Street in Kingswood within close proximity to the Kings Chase Shopping Centre. The property comprises a large open plan office/sales area with first floor office and kitchen with further toilet facilities.



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DESCRIPTION

Corner shop/office unit of circa. 750 sqft with additional first floor offices of 423 sqft. The property would suit an A2 (Financial & Professional Services) or A1 retail user with alternate uses possible subject to obtaining the relevant consents. The property benefits from a suspended ceiling, strip lighting and air conditioning,

LOCATION

Situated on the busy Regent Street being the main High Street in Kingswood. Notable nearby occupiers include 'Nationwide Building Society', 'Domino's Pizza', 'St Peters Hospice' as well as various local and independent retailers and eateries.

LEASE DETAILS

The property is available on the basis of a sub-lease/assignment of the current occupiers lease which has approximately 3 years to remaining. We understand there is the possibility of a new long term lease from the landlord.

PLANNING

We are informed the property benefits from A2 office use (Financial + Planning Services) but may suit other uses subject to the relevant consents.

BUSINESS RATES

The rateable value as per the VOA website from 1st April 2017 is £17,250.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VAT

All figures quoted are exclusive of VAT unless stated otherwise.

CONTROL OF ASBESTOS

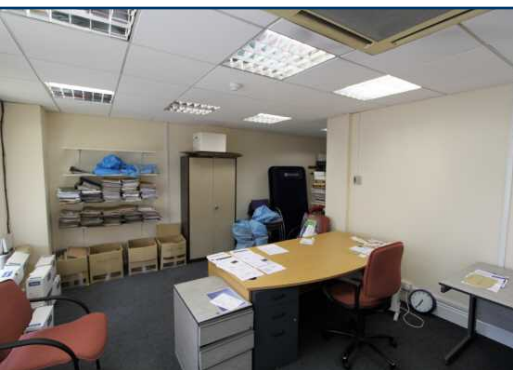
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all the interested parties to make their own enquiries.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWING

Strictly by appointment with Maggs & Allen.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

