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Property Consultants

maggs
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commercial



49 Broad Street, Staple Hill, Bristol, BS16 5LS

£8,700 Per Annum

Opportunity to lease a recently constructed retail unit of circa 450sqft benefiting from front forecourt as well as WC facilities and rear access. The property is situated in a new rank of three shop units and offers a great retail position. Available to let by way of an assignment of the current tenants existing Full Repairing and Insuring lease. Early enquiries recommended.



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DESCRIPTION

Retail unit of circa 450sqft arranged as an open plan shop with WC to the rear. Benefiting from a recently fitted shop front as well as a paved forecourt. The unit offers a great opportunity in a busy trading position.

LOCATION

Situated on main High Street in Staple Hill opposite 'Tesco Metro'. The property benefits from good road frontage and is within close proximity to The Square shopping precinct.

PLANNING

We are informed the property benefits from A1 (retail) consent, although feel it may also suit an office user (subject to obtaining the relevant consents).

LEASE DETAILS

Available to let by way of the existing tenants 5 year lease from January 2017. There is a tenant only break clause at the end of year 3. The landlords legal fees are to be split equally between the ingoing and outgoing tenant.

FLOOR PLAN

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

SERVICE CHARGE

The current service charge is £36pcm.

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £7,800.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWING

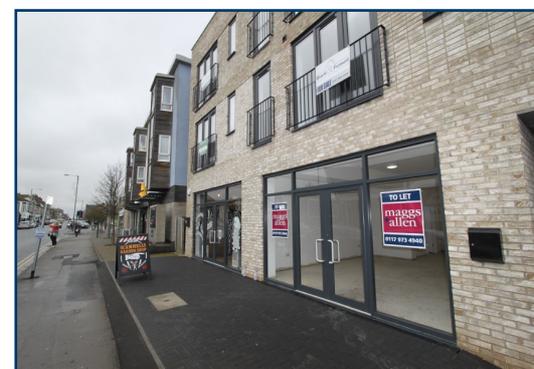
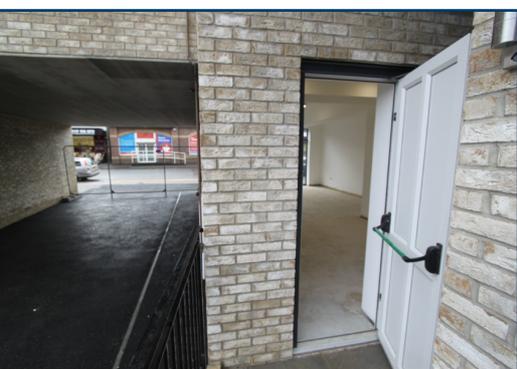
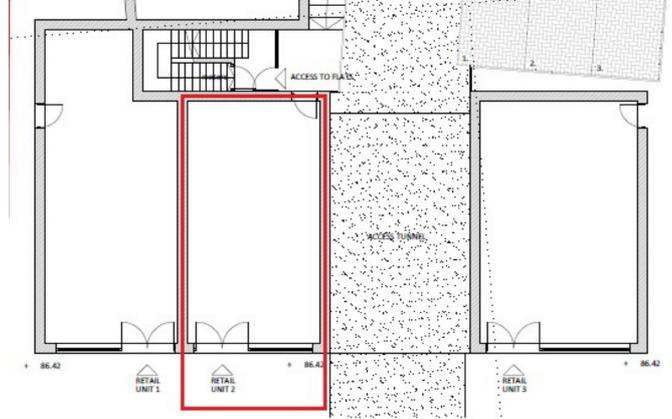
As an actively trading business viewings are strictly by appointment with Maggs & Allen.

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.

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



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
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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.