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Property Consultants

maggs
allen

commercial



298 Two Mile Hill Road, Kingswood, Bristol, BS15 1AT
£8,500 Per Annum

GROUND FLOOR RETAIL UNIT & BASEMENT

An end of terrace retail unit of approximately 640 sqft with additional basement level situated on Two Mile Hill Road, Kingswood within close proximity to Regent Street. The shop has undergone some renovation work recently and is ready for a new occupier to fit out to their required specification. Please note the unit is also available for sale at £110,000.



298 Two Mile Hill Road, Kingswood, Bristol, BS15 1AT

DESCRIPTION

A ground floor lock up shop unit of approximately 640 sqft with basement, front forecourt and additional kitchen and toilet facilities to the rear. Suitable for a commercial investment or an owner occupier.

LOCATION

The property is situated on the corner of Two Mile Hill Road and John Street, within close proximity to the shops and amenities on the main Kingswood High Street. Nearby notable occupiers include Pizza Hut and Swinton Insurance. Easy access to the Bristol City Centre is provided via the A420.

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 the VOA website is £6,600.

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.

LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated.

Each party to incur their own legal costs.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VAT

All figures quote are exclusive of VAT unless otherwise stated.

VIEWINGS

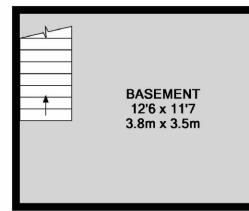
Strictly by appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

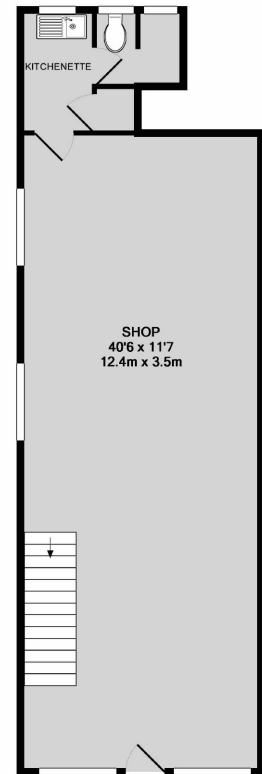
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and or management of any asbestos or asbestos related compounds contained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

NOTES

The shop is also available to buy at £110,000.

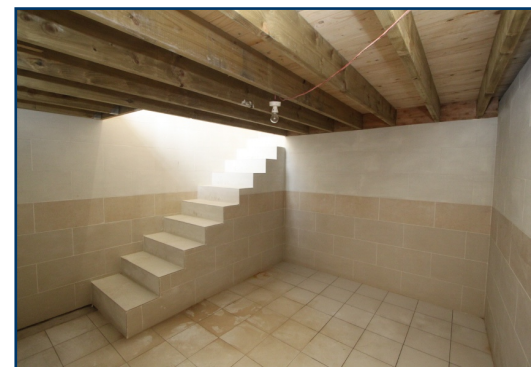


BASEMENT LEVEL



GROUND FLOOR

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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Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

