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Property Consultants

maggs
allen

commercial



19 Nelson Street, Bristol, BS1 2LA

£16,000 Per Annum

RETAIL UNIT - CITY CENTRE

A well positioned retail unit of approximately 900 sqft located on Nelson Street in the Bristol City Centre within close proximity to Broadmead, The Galleries and Cabot Circus shopping centres. The shop comprises a good sized retail area to the front with storage, office and toilet facilities to the rear. The unit would suit a variety of different uses subject to consents. Available to let on the basis of a new Full Repairing and Insuring lease. Early enquiries are recommended.



19 Nelson Street, Bristol, BS1 2LA

DESCRIPTION

A ground floor shop of approximately 900 sqft comprising a good sized retail area to the front with office, storage and toilet facilities to the rear. Benefits include a suspended ceiling, rear access via a communal yard and a high volume of passing traffic throughout the day.

LOCATION

Situated in a prominent position on Nelson Street in the Bristol City Centre a stones through from The Galleries and Broadmead and within close proximity to Cabot Circus an ideal trading location. Nearby notable occupiers include Coral, H&M, Holland & Barrett and Rough Trade Records. There have been a number of large development projects recently completed in the area with more underway.

LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated.
Each party incur their own legal fees.

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 £15,250.
We advise all interested parties confirm rates payable with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VIEWINGS

Strictly by appointment with Maggs & Allen.

VAT

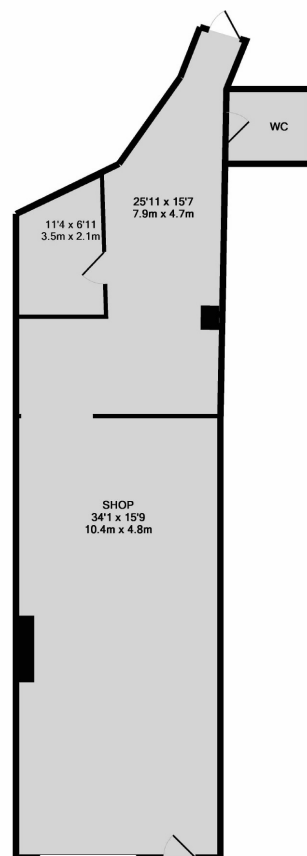
All figures quoted are exclusive of VAT unless otherwise stated.

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.

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.



TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 SQ.M.)

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.
Made with Metropix (2019)



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

