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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
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commercial

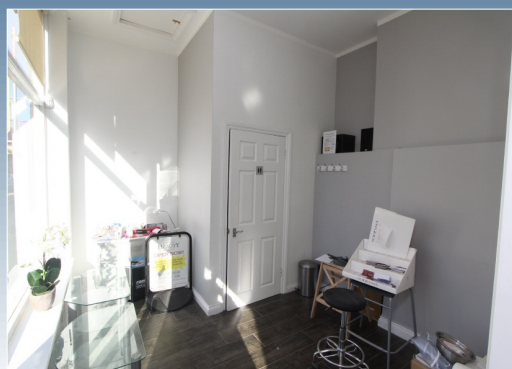
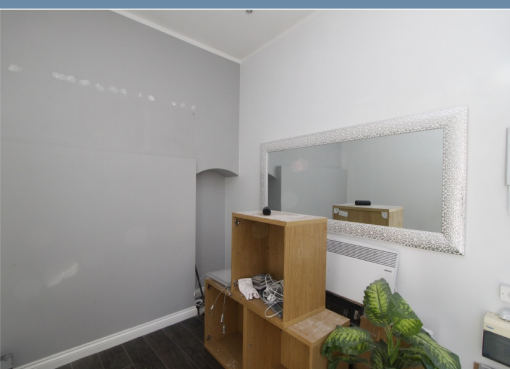


138a St Michaels Hill, Kingsdown, Bristol, BS2 8DA

£6,600 Per Annum

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

Ground floor shop of approximately 200sqft benefiting from a recent refurbishment and toilet facilities. The property is located in a prime position on St Michaels Hill, Kingsdown within close proximity to the University of Bristol, Park Row and Bristol City Centre. Early enquiries are recommended.



138a St Michaels Hill, Kingsdown, Bristol, BS2 8DA

DESCRIPTION

Well presented ground floor retail unit of approximately 200sqft most recently occupied by a beauty salon. The unit would suit a similar use or alternative retail user and is available by way of an assignment of the current tenant's lease. We are informed the landlord will not entertain any hot food related business.

LOCATION

The property is situated in a great position on St Michaels Hill, Kingsdown within close proximity to the University of Bristol and benefits from a high level of footfall throughout the day. Nearby notable occupiers include Parsons Bakery, The White Bear and Co-op Supermarket.

FLOOR PLAN

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

BUSINESS RATES

The rateable value as per the VOA is £4,450.

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 by way of a lease assignment with approximately 5 years remaining.

Each party to incur their own respective legal costs with the landlords legal fees to be split 50/50 between the ingoing and outgoing tenant.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: G

VIEWING

Strictly by appointment with Maggs & Allen.

VAT

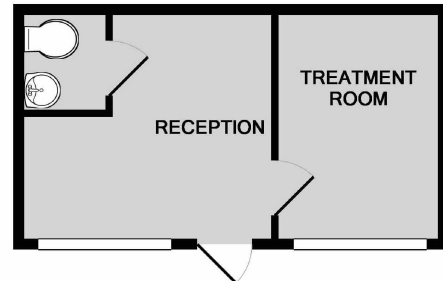
All figures quoted are exclusive of VAT unless otherwise stated.

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.

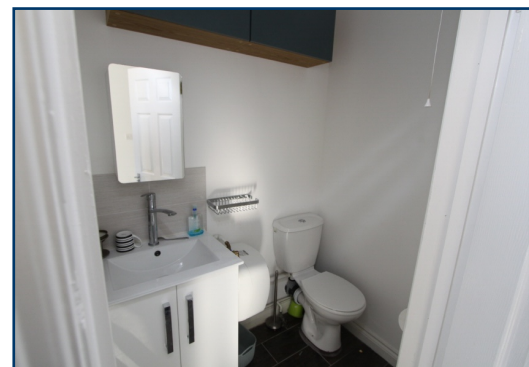
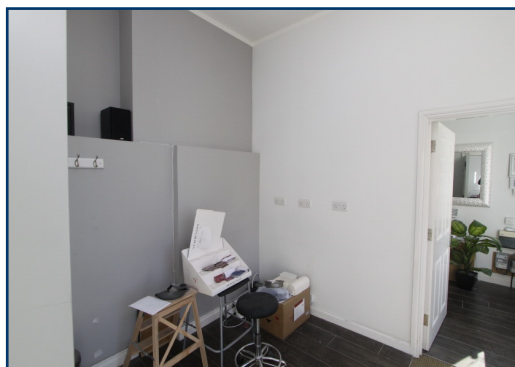
CONTROL OF ASBESTOS REGULATIONS

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 201 SQ.FT. (18.7 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.
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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.

