



Brislington, Bristol,

£1,083 PMC

A double fronted retail unit situated on Brislington Hill providing 1826 sqft (NIA) of floor space set over two floors, the property benefits from free customer parking, rear entrance, and shower facilities. The property would suit a variety of uses, subject to gaining the necessary consents. Available to let on a new Effectively Full Repairing & Insuring lease.

DESCRIPTION -

A spacious, double fronted retail unit of approximately 1826 sqft (NIA), comprising a sales area of approximately 944 sqft, plus storage to the ground floor, further storage and toilet/shower facilities to the first floor. Free customer parking is available at the rear. The property currently has A1 use. Whilst most recently operated as a gym, it would suit a variety of uses including retail or professional services subject to consents.

LOCATION -

Located on Brislington Hill (A4) within a mixed parade of shops, the property provides easy access to Bristol Temple Meads, Bristol City Centre, the A4174 Bristol Ring Road, and Keynsham/Bath. Notable nearby occupiers include Papa John's Pizza and St Peter's Hospice.

BUSINESS RATES -

The rateable value, effective from April 2017, is £12,250.

ENERGY PERFORMANCE CERTIFICATE -

Rating: D (valid until June 2027).

VAT -

We understand VAT is applicable to the rent.

LEASE DETAILS -

Available on the basis of a new Effectively Full Repairing & Insuring Lease, with terms to be negotiated.

LEGAL COSTS -

Each party to incur their own respective legal costs.

VIEWINGS -

By appointment with Maggs and 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 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 interested parties to make their own enquiries.

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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.

ESTATE AGENTS
Tel: 0117 949 9000

LETTINGS
Tel: 0117 949 9000

AUCTIONS
Tel: 0117 973 4940

COMMERCIAL
Tel: 0117 973 4940

SURVEYORS
Tel: 0117 973 4049

LAND & NEW HOMES
Tel: 0117 949 9000