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Property Consultants

maggs
+ allen

commercial



130 East Street, Bedminster, Bristol, BS3 4ET

£9,600 Per Annum

*****BUSY HIGH STREET LOCATION*****

Prominent former bakery of approximately 605sqft benefiting from ground floor sales area and basement storage. Situated in a bustling position on East Street providing fantastic footfall. Available by way of a new Full Repairing and Insuring lease, with terms to be negotiated.



130 East Street, Bedminster, Bristol, BS3 4ET

DESCRIPTION

Retail unit of approximately 605sqft situated in a busy position on the pedestrian end of East Street, notable neighbouring occupiers include 'Wilko', 'Cash Converters', 'HSBC', 'Coral' and 'JD Weatherspoons'.

LOCATION

Situated on the busy East Street in Bedminster, South Bristol the property offers a fantastic retail position with a busy passing trade. The unit benefits from ground floor sales are with an additional basement for storage and W/C.

PLANNING

We are informed the property would suit a retail or office user. Interested parties are advised to contact the local authority to confirm their proposed use is suitable.

LEASE DETAILS

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

BUSINESS RATES

The property is currently being split for rates from the rear section and will need to be re-rated once complete. The current rateable value as per the VOA website is £9,600.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

NOTES

The landlord is carrying out renovations to the upper floors.

CONTROL OF ASBESTOS

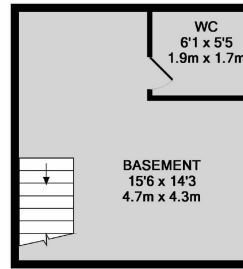
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

TENANT APPLICATION FEE

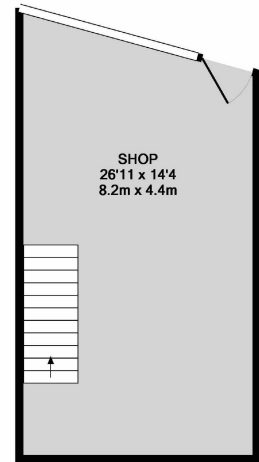
The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWING

Strictly by appointment with Maggs & Allen.



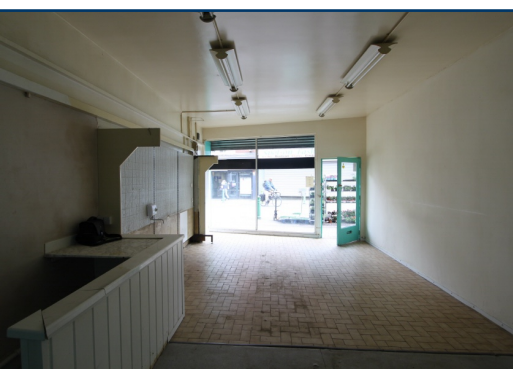
BASEMENT LEVEL
APPROX. FLOOR
AREA 221 SQ.FT.
(20.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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 6/2017.



Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

