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Property Consultants

maggs
allen

commercial



27a, High Street, Shirehampton, Bristol, BS11 0DX

£10,000 Per Annum

TERRACED SHOP - BUSY HIGH STREET

Shop to let in the bustling Shirehampton High Street (approx 577sqft gross) providing easy access to the Portway and motorway networks. Situated in a busy position amongst a varied parade of shops and amenities. Further benefits include rear access. Offered on the basis of a new full repairing and insuring basis.



27a, High Street, Shirehampton, Bristol, BS11 0DX

DESCRIPTION

Shop to let in the bustling Shirehampton High Street (approx 577sqft gross) benefiting from rear access. The property has most recently been trading as a children's café. Offered on the basis of a new full repairing and insuring basis.

LOCATION

Situated on the main High Street in Shirehampton providing easy access to the motorway networks and The Portway. Notable nearby occupiers include, The 'Co-Operative' supermarket, 'Lloyds Bank', 'Boots', 'Job Centre Plus', and a number of national and independent estate agents

PLANNING

The property benefits from retail consent although alternate uses considered subject to obtaining the relevant consents.

LEASE DETAILS

Offered for let on a new full repairing and insuring lease. Terms to be negotiated. Each party to incur their own legal costs.

BUSINESS RATES

The property is currently rated with the neighbouring property so requires re-rating. The other neighbours rateable value is £8,100 and the property is almost identical

NOTES

The neighbouring unit is also available at £10,000 per annum

ENERGY PERFORMANCE CERTIFICATE

Rating: C

VAT

We understand this property is not elected for VAT

CONTROL OF ASBESTOS REGULATIONS

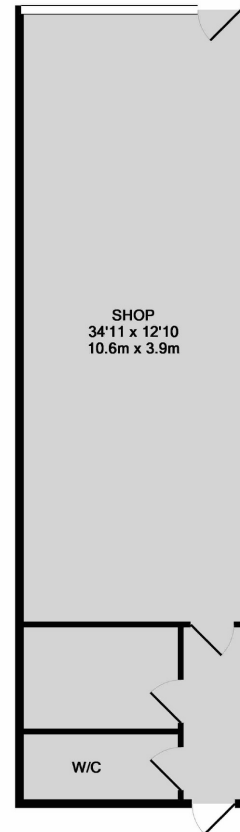
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £200 plus vat towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWINGS

Strictly by appointment with Maggs & Allen.



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.

