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Property Consultants

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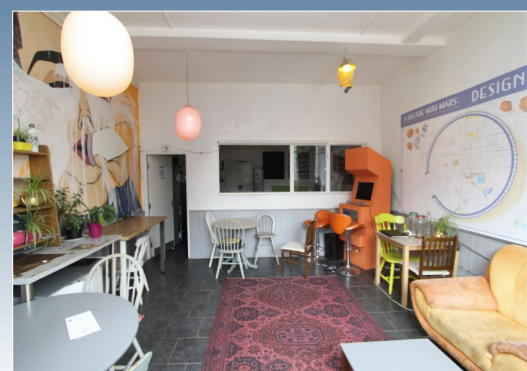
commercial



46 Old Market Street, Bristol, BS2 0EX

£8,000 Per Annum

Commercial unit benefiting from A3 consent of approximately 430sqft, although would suit a variety of different uses including retail and office subject to gaining the necessary consents. Further benefits include toilet facilities and access to the rear. The unit has been partitioned to create a separate seating and kitchen areas. Situated on Old Market Street near the Cabot Circus shopping centre the property offers great road frontage and footfall.



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DESCRIPTION

A well presented shop currently arranged as a café/coffee shop of approximately 430sqft in a busy location ready for a new tenant to occupy. The property offers seating for around 15 customers at present with scope to increase if required subject to consents. Early enquiries recommended.

LOCATION

The property is located within a short walk to Cabot Circus and the Bristol City Centre. Situated on a main artery routes into the City Centre and Temple Meads Train Station.

PLANNING

We are informed that the property benefits from previous A3 consent. Interested parties are advised to contact the local authority to clarify it fits their intended use.

LEASE DETAILS

Available on the basis of a new Full Repairing and Insuring lease recovered by way of a service charge.
Each party to incur their own legal costs.

BUSINESS RATES

The rateable value as per the VOA website is £6,600. We therefore expect those eligible for small business relief to benefit from 100% exemption but recommend that interested parties confirm this with the local authority.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: D

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

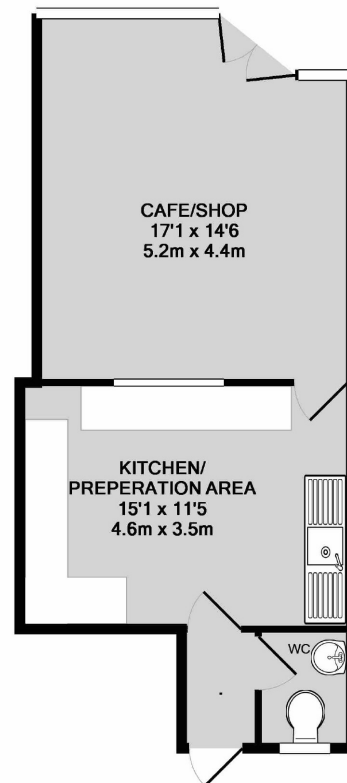
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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 £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.

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

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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.

