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Property Consultants

maggs  
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commercial



## Ground Floor Shop, 10 Broad Street, Staple Hill, Bristol, BS16 5NX

Asking price £135,000

Ground floor retail unit of approximately 750sqft arranged as front shop area with additional rear store and toilet facilities. Further benefits include a new electric roller shutter door and 3 phase power. The unit is situated in a prominent position within the Staple Hill High Street providing excellent footfall and great road visibility. The shop will be offered for sale in 'shell' form and would suit an owner occupier or commercial investor. Please note the shop is also available to let at £12,000pa.





# Ground Floor Shop, 10 Broad Street, Staple Hill, Bristol, BS16 5NX

## DESCRIPTION

A partially renovated shop unit comprising a front retail area, rear storage, kitchen and toilet facilities. The property benefits a new electric roller shutter door and 3-phase power.

## LOCATION

Situated on the Staple Hill High Street by the junction with Soundwell Road. Notable neighbouring occupiers include 'William Hill' bookmakers, Boots pharmacy and St Peters Hospice.

## PLANNING

We understand the property has most recently been used as a retail unit.

## TENURE

We understand that the shop will be offered for sale subject to a new 125 year lease.

## BUSINESS RATES

TBC.

## ENERGY PERFORMANCE CERTIFICATE

Rating: F.

## VAT

All figures quoted are exclusive of vat unless otherwise stated.

## LEGAL COSTS

Each party to incur their own legal costs.

## 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.

## VIEWING

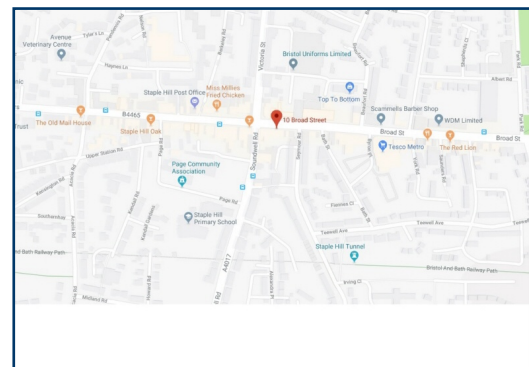
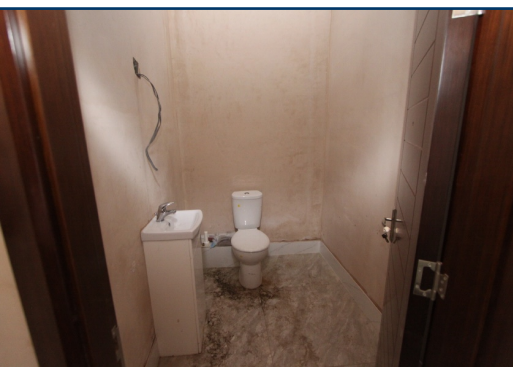
Strictly by appointment with Maggs & Allen.

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TOTAL APPROX. FLOOR AREA 741 SQ. FT. (68.8 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 G0019



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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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.

