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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial

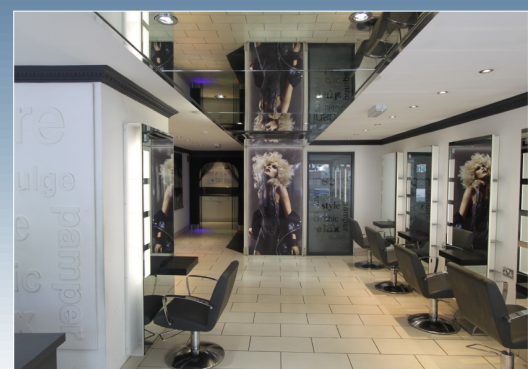
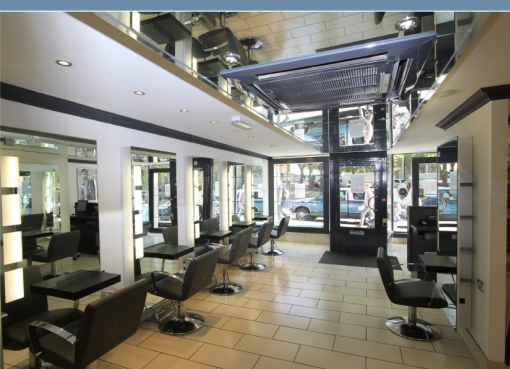


44 High Street, Bristol, BS1 2AZ

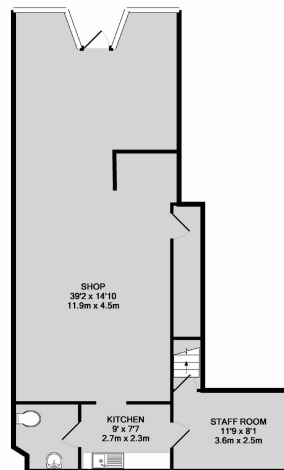
£30,000 Per Annum

****City Centre Retail Premises To Let****

Opportunity to rent a former hairdressing salon of approximately 870 sqft, with additional basement storage available by separate negotiation. The property is situated in Bristol City Centre, in close proximity to Corn Street, St Nicholas Market, and the Broadmead Shopping Quarter. Available by way of a new Full Repairing and Insuring Sub-lease.



44 High Street, Bristol, BS1 2AZ



GROUND FLOOR
APPROX. FLOOR
AREA 871 SQ. FT.
(80.8 SQ. M.)
TOTAL APPROX. FLOOR AREA 1615 SQ. FT. (150.8 SQ. M.)
Whilst every effort 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.

DESCRIPTION

A well-presented ground floor retail unit of approximately 870 sqft, comprising a sales area of approximately 576 sqft, kitchen and toilet. The property benefits from air-conditioning, and was previously used as a hairdressing salon, and would suit another A1/Retail premises.

The salon equipment is available via separate negotiation should the ingoing tenant require, alternatively our client is happy to let the property in shell form.

LOCATION

Situated in Bristol city centre, in close proximity to St Nicholas Market, Corn Street, Broadmead and Cabot Circus. The property benefits from good pedestrian footfall throughout the day, and is within walking distance of Temple Meads railway station. On street parking is available nearby, as well as 2 multi-storey car parking within a 5 minute walk. Notable nearby occupiers include 'Flight Centre', 'Tesco Express', 'The Grand Hotel' and 'Brewdog'.

LEASE DETAILS

Available on a new Full Repairing and Insuring Sub-lease, available for a lease term up until December 2031. Each party to incur their own respective legal costs.

BASEMENT

The basement provides additional storage of approximately 740 sqft and is available if required. We understand the occupiers of the upper floors of the building have the use of a small area within the basement.

BUSINESS RATES

The rateable value effective from April 2017, as per the VOA website is, £16,000.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by appointment with Maggs & 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.

FLOOR PLAN

The floor plan is for indicative purposes only and is not to be relied on.

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.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
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.

