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Property Consultants

maggs  
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commercial



## Wick Post Office, 15 Milford Avenue, Wick, Bristol, BS30 5PG

### £9,600 Per Annum

\*\*\*FORMER POST OFFICE/FULLY FITTED CONVENIENCE STORE\*\*\*

Rare opportunity to lease a fully fitted convenience store previously trading as a 'Post Office' located on Milford Avenue, Wick. The shop unit is approximately 400sqft and benefits from ample storage, toilet and kitchen facilities and good passing trade throughout the day. Available to let on the basis of a new Full Repairing and Insuring lease with terms to be negotiated.





# Wick Post Office, 15 Milford Avenue, Wick, Bristol, BS30 5PG

## DESCRIPTION

A fully fitted convenience store of approximately 400sqft previously trading as a 'Post Office' which may be able to be acquired again. An ingoing tenant will have the benefit of using all of the fixtures and fittings for the duration of the lease if required. This includes various fridge units, shelving and the 'Post Office' counter.

## LOCATION

The property is situated on Milford Avenue, Wick, South Gloucestershire within a mixed parade of shops, cafés and takeaways.

## LEASE DETAILS

Offered to let on a new Full Repairing and Insuring lease.

Each party to incur their own respective legal fees.

## BUSINESS RATES

The rateable value as per the VOA website is £4,550.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

## FLOOR PLAN

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

## VAT

All figures are quoted exclusive of VAT unless otherwise stated.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

## VIEWINGS

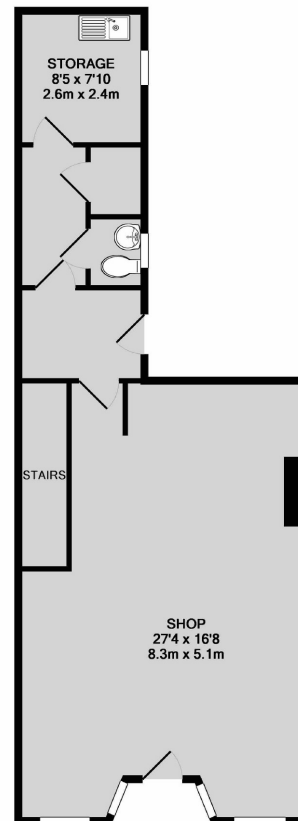
Viewings are strictly by appointment with Maggs & Allen.

## 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.

## 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.



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

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.

