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Property Consultants

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commercial



## Former Natwest Bank, 5-7 High Street, Winterbourne, Bristol, BS36 1LP £25,000 Per Annum

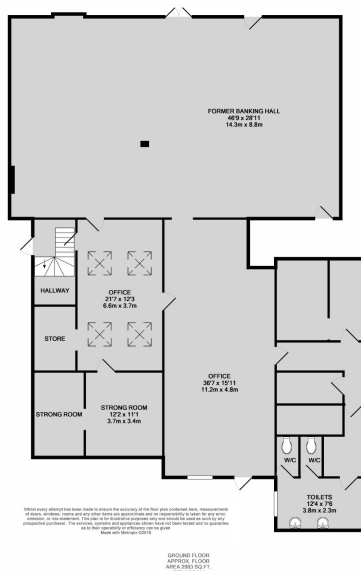
\*\*\*SUBSTANTIAL FORMER BANK TO LET\*\*\*

A rare opportunity to lease a large former bank of approximately 3,000sqft situated in a prominent on Winterbourne High Street in close proximity to the shops and amenities on Flaxpits Lane. Benefits include the designated off street parking to the front of the property, side access, an enclosed rear courtyard and security alarm system.

Available by way of a new Full Repairing and Insuring lease. A split of the accommodation would be considered and additional first floor offices are also available by separate negotiation.



# Former Natwest Bank, 5-7 High Street, Winterbourne, Bristol, BS36 1LP



## DESCRIPTION

A large former bank of approximately 2,983sqft benefitting from off street parking to the front and enclosed rear yard. The property would suit a variety of different uses including a convenience store, nursery or restaurant subject to obtaining the necessary consents and landlords approval.

## GROUND FLOOR

The ground floor is currently arranged as main customer area to the front with adjoining offices, storage, strong room and toilet facilities to the rear. A split of the accommodation would also be considered.

## FIRST FLOOR

Additional first floor offices are available by separate negotiation.

## LOCATION

Situated in a prominent position on the Winterbourne High Street within close proximity to the shops on Flaxpits Lane. Nearby notable occupiers include the Co Op Supermarket, Redland Bakery and St Peters Hospice.

## LEASE DETAILS

Offered for let on a new Full Repairing and Insuring basis. Each party to incur their own legal costs.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value as per the VOA website is £23,500 effective from April 2017. However, this currently includes an additional first floor office within the rating.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## EPC

Rating: D

## VIEWING

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.



## 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.

