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Property Consultants

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commercial



## First Floor, 10 High Street, Westbury On Trym, Bristol, BS9 3DU £15,000 Per Annum

Rare opportunity to lease the first floor of a former bank of approximately 1,000sqft situated in the heart of Westbury On Trym village. The property was previously occupied by the Co-Operative bank. Benefits include, air conditioning and gas central heating. Available to let on the basis of a new Full Repairing and Insuring lease. Early enquiries are recommended.



# First Floor, 10 High Street, Westbury On Trym, Bristol, BS9 3DU

## DESCRIPTION

The first floor of a former bank of approximately 1,000sqft benefiting from gas central heating, air conditioning, male and female toilet facilities and kitchenette. The property would suit alternate uses subject to obtaining all necessary consents, such as D1 use (health centres, day nurseries), office use or A2 (financial services).

## LOCATION

Situated in the centre of Westbury On Trym opposite Lloyds Bank benefiting from a high level of pedestrian footfall. Other nearby notable occupiers include Natwest, Vision Express, Grupo Lounge and Connells.

## LEASE DETAILS

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: E

## PROPOSED FLOOR PLAN

Please note the measurements and the floor plan provided are strictly for indicative purposes only and should not be relied upon. Please note the landlord is in the process of making a number of changes to the layout and toilet facilities.

## BUSINESS RATES

The approximate rateable value with effect from April 2017 as per the VOA website is £1,625.

We would anticipate full rate relief would therefore be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

## VAT

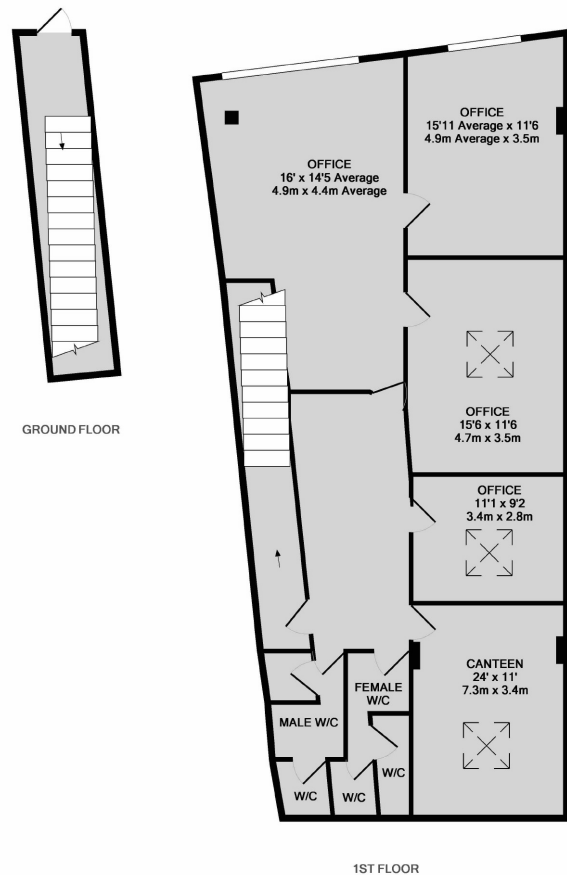
All figures quoted are exclusive of VAT unless otherwise stated.

## 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.

## 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. Made with Metropix ©2019



## 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.

