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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
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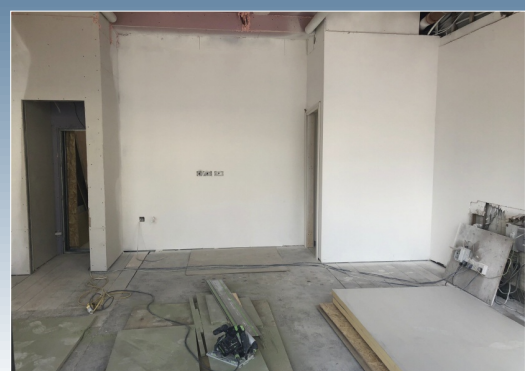
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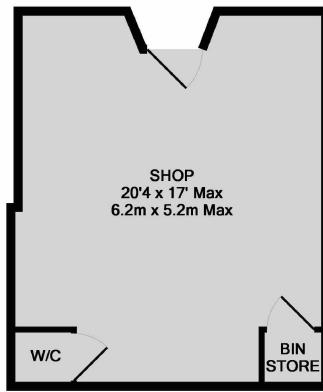
**19 High Street, Shirehampton, Bristol, BS11 0DT**

**£7,500 Per Annum**

Lock up shop/office of approximately 345sqft benefiting from a retail frontage, rear w/c and kitchenette. The property is currently undergoing refurbishment and will be offered to let with new flooring, newly plastered walls and suspended ceiling. The property is situated on the High Street in Shirehampton and is offered to let on a new Internal Repairing and Insuring basis.



# 19 High Street, Shirehampton, Bristol, BS11 0DT



TOTAL APPROX. FLOOR AREA 335 SQ.FT. (31.1 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  
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## DESCRIPTION

Self contained office/shop of approximately 345sqft benefiting from planning consent for A1/A2 and B1(a) use, i.e shop, professional services and office use. The property will benefit from a newly fitted kitchette, w/c, bin store, new flooring and new suspended ceiling with strip lighting.

## LOCATION

Situated on the High Street in Shirehampton, neighbouring occupier's include Coral, Redland Bakery, Boots pharmacy and various smaller independent retailers.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## FLOOR PLAN

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

## LEASE DETAILS

Offered to let on a new Internal Repairing and Insuring basis. Each party to incur their own respective legal fees. Water is also included within the rent.

## VAT

We are informed that VAT is not applicable to the property.

## VIEWING

Viewings are strictly by appointment only with Maggs & Allen.

## BUSINESS RATES

The property is yet to be assessed by the VOA but we expect this to fall within the threshold for small businesses to benefit from 100% exemption. However, we urge all interested parties to confirm directly with the local authority.

## 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

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.

