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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
+ allen

commercial



**30 Cannon Street, Bedminster, Bristol, BS3 1BN**

**£17,500 Per Annum**

A large retail unit of approximately 1,400sqft situated close to the junction of Cannon Street and North Street, Bedminster. Benefits included a suspended ceiling with strip lighting, full width retail frontage and electric shutter. Available to let on a new full repairing and insuring basis.



# 30 Cannon Street, Bedminster, Bristol, BS3 1BN

## DESCRIPTION

Extended shop unit of approximately 1,400 sqft with toilet facilities. Our client is in the process of separating the rear of the shop and therefore the precise floor area is to be confirmed. The shop has previously been used as a play cafe and more recently for retail use and would suit a similar occupier (subject to consents).

## LOCATION

Situated on a busy intersection with North Street, East Street and West Street. Notable nearby occupiers include J D Weatherspoons, The North Street Standard and other local retailers.

## LEASE DETAILS

Available to let on a new full repairing and insuring basis. Each party to incur their own respective legal fees.

## BUSINESS RATES

The rateable value with effect from April 2017 is £14,250. However, this refers to a much larger demise and as the shop is currently being separated this will need to be re-rated.

## VAT

We are informed VAT is applicable to the rent.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C - Jan 2013

## FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon. The internal partitions have since been removed.

## 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

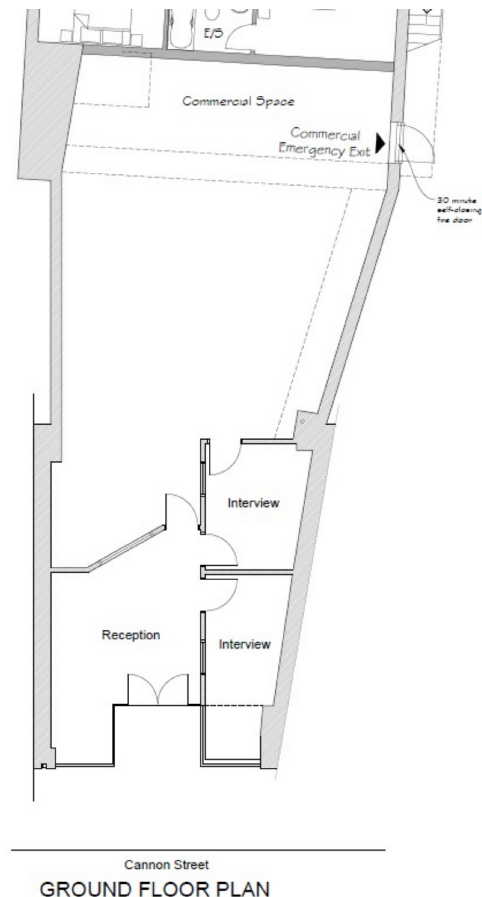
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

## VIEWING

Strictly by appointment with Maggs & Allen.

## NOTES

Please note the pictures attached are only library pictures and are due to be updated soon.



## 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.

