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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



31 Midland Road, Old Market, Bristol, BS2 0JT

£12,000 Per Annum

RECENTLY REFURBISHED RETAIL UNIT

A newly refurbished and well presented shop comprising a front retail area with additional office/storage space, courtyard and toilet to the rear of approximately 600sqft. The property is located on Midland Road, Old market within close proximity to the Bristol City Centre and Cabot Circus. Offered to let on the basis of a new Full Repairing and Insuring lease.



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DESCRIPTION

A ground floor retail unit comprising a main shop area with rear store, office space and toilet facilities. The shop also benefits from a private outside courtyard. The landlord has carried out various refurbishment works to the unit and will be offered to let in shell form for an incoming tenant to fit out to their required specification.

LOCATION

Situated on Midland Road, Old Market an area going under significant redevelopment. The property is conveniently located providing easy access to Temple Meads, Cabot Circus and Bristol City Centre. Nearby notable occupiers include The Exchange, Barnardo's and Gardiner Haskins.

LEASE DETAILS

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

Each party to incur their own respective legal costs.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: D

BUSINESS RATES

The property is yet to be rated due the refurbishment works being carried out and the local authority will need to inspect once completed.

VIEWING

Strictly by appointment with Maggs & Allen.

VAT

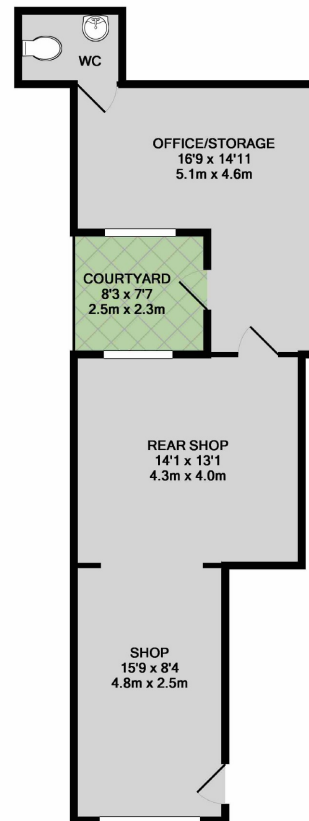
All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

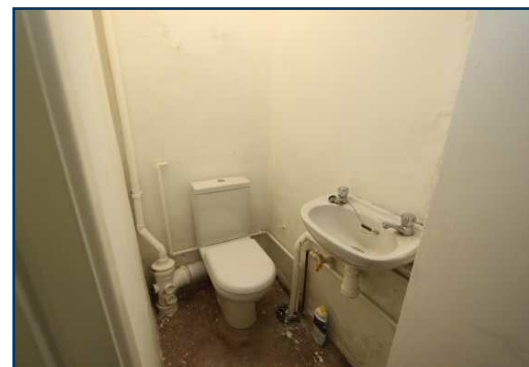
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.
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Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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Bristol, BS9 4HW

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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.

