

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



87 Regent Street, Kingswood, Bristol, BS15 8LJ

£25,000 Per Annum

*****DESCEPTAVILY SPACIOUS HIGH STREET UNIT WITH A4 CONSENT*****

Extended former bar of approximately 3,000sqft consisting of a large ground floor open plan area with additional basement offices, cellar and storage along with first floor male and female toilets. The property would suit a variety of uses subject to obtaining the relevant consents. Further benefits include rear and side access. Offered to let on the basis of a new Full Repairing and Insuring lease.



87 Regent Street, Kingswood, Bristol, BS15 8LJ

DESCRIPTION

Spacious former Bar of approximately 3,000sqft providing a versatile open plan unit suitable for a variety of uses. The property benefits from roller shutters to the front as well as both a basement and first floor toilets.

LOCATION

Situated in the heart of the High Street in Kingswood town centre within close proximity to the Kings Chase Shopping Centre. Notable nearby occupiers include 'Subway', 'TSB Bank' and 'Boswell Coffee Shop'.

PLANNING

The property was most recently used as a Bar/Nightclub although we are now seeking alternate uses which could include A1/A2/A3 for retail, office or café/restaurant or even D1/D2 for community or leisure use.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

FLOOR PLAN

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

LEASE DETAILS

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

Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value as per the VOA website is £22,000. Interested parties are advised to contact the local authority to confirm exact rates payable and eligibility for any possible rate relief.

VIEWING

Strictly by appointment with Maggs & Allen.

VAT

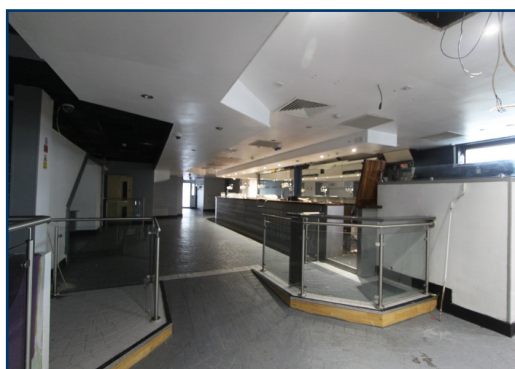
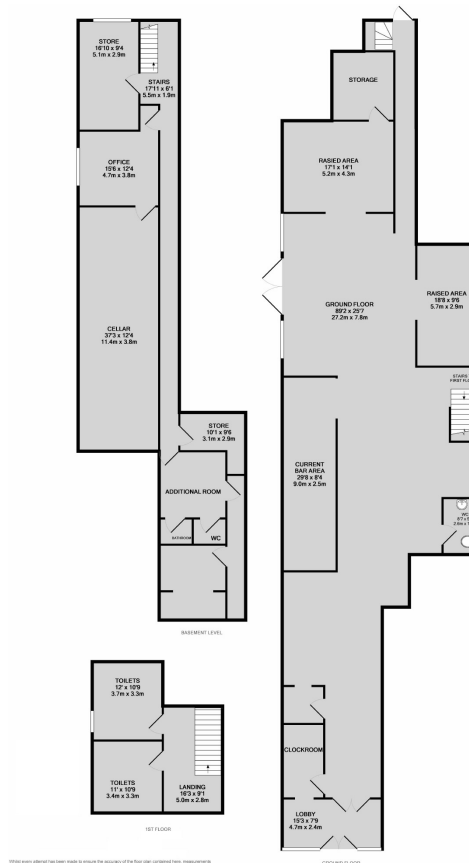
All figures quoted are exclusive of VAT unless otherwise stated. We are informed VAT is applicable to the property.

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.



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.

