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Property Consultants

maggs  
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commercial

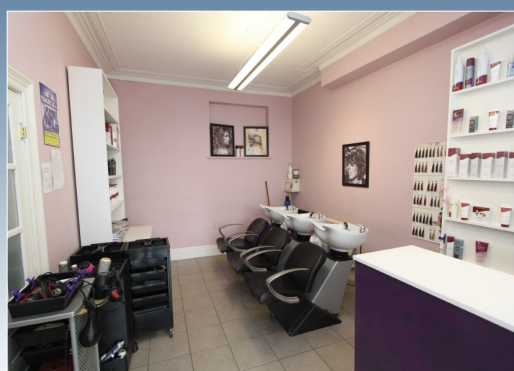


**78 High Street, Bristol, BS16 5HN**

**£135,000**

**\*\*\*FULLY FITTED HAIRDRESSERS FOR SALE\*\*\***

Opportunity to purchase a fully fitted ground floor hairdressers located on High Street, Staple Hill. Currently arranged as a front shop area with additional rear store, office, kitchen and toilet facilities of approximately 630 sqft. The unit would suit an investor or owner occupier looking to run a similar business as well as suiting various different uses subject to consents. Offered for sale freehold subject to a long leasehold of the maisonette above.





# 78 High Street, Bristol, BS16 5HN

## DESCRIPTION

A ground floor retail unit currently occupied by a hairdressers with additional office, storage, kitchen and toilet facilities of approximately 630 sqft. The unit is to be sold fully fitted with all equipment included and would suit an owner occupier or commercial investor. We would anticipate a rental income in the region of £10,000pa.

## LOCATION

Situated on Staple Hill High Street in a mixed parade of shops within close proximity to 2 public car parks and a variety of different businesses including a dental surgery, opticians and various retail occupiers.

## TENURE

We understand the property will be sold freehold subject to a long leasehold of the maisonette above.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

## BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £5,800.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

## LEGAL COSTS

Each party to incur their own respective legal fees.

## VAT

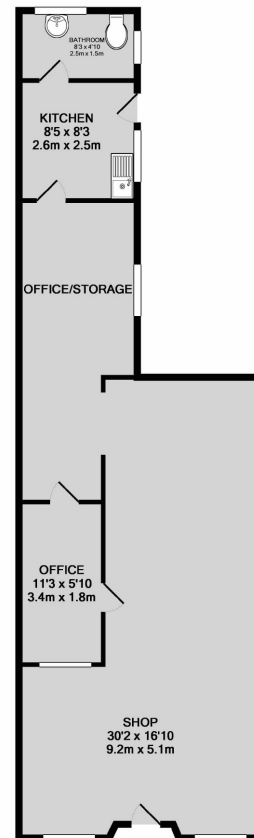
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWING

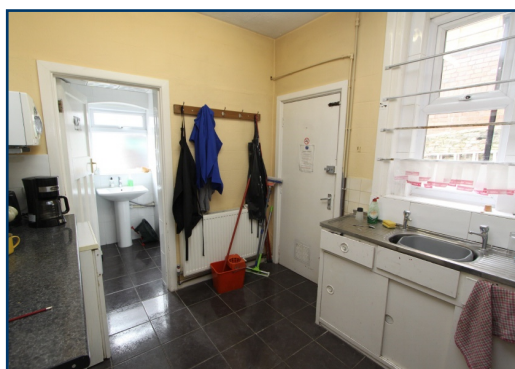
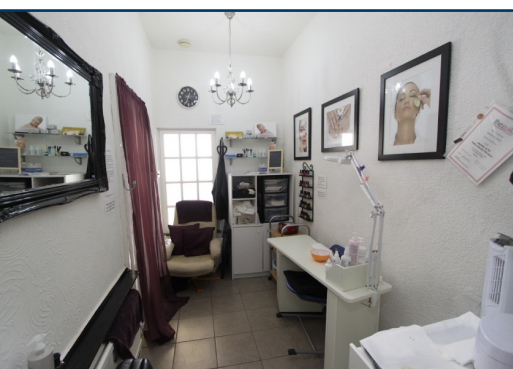
Strictly by appointment with Maggs & Allen.

## 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

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.

