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Property Consultants

maggs allen
commercial

241 Cheltenham Road, Bristol, BS6 5QP

£18,000 Per Annum

DECEPTIVELY SPACIOUS & WELL POSITIONED SHOP UNIT

Opportunity to lease a ground floor retail unit of approximately 1,100sqft previously trading as a book makers located on the junction with Zetland Road and Cheltenham Road. Predominately open plan with adjoining toilet facilities and pedestrian rear access. The property would suit a variety of uses subject to consents. Available to let on a new Full Repairing and Insuring basis. Early enquiries recommended. Please note the unit will benefit from a new retail frontage and will be stripped back and offered in shell form.

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DESCRIPTION
A ground floor retail unit of approximately 1,100sqft comprising a main shop area with adjoining storage and toilet facilities. Most recently occupied by a betting shop the property would suit a variety of uses subject to consents. A new shop front is to be installed and the unit stripped back and presented in shell form.

LOCATION
The property is situated near The Arches on Cheltenham Road within close proximity to Gloucester Road and Stokes Croft and benefitting from high levels of footfall through throughout the day and evening. Near by notable occupiers include Turtle Bay, Pizza Hut, Sainsbury's and The Coconut Tree.

FLOOR PLAN
The floor plan is provided for indicative purposes only and should not be relied upon.

ACCOMMODATION
Approximately 1,100sqft/102.2sqm (Gross Internal Area).

LEASE DETAILS
Offered to let on a new Full Repairing and Insuring basis.
Each party to incur their own respective legal costs.

ENERGY PERFORMANCE CERTIFICATE
Rating: E - August 2019.

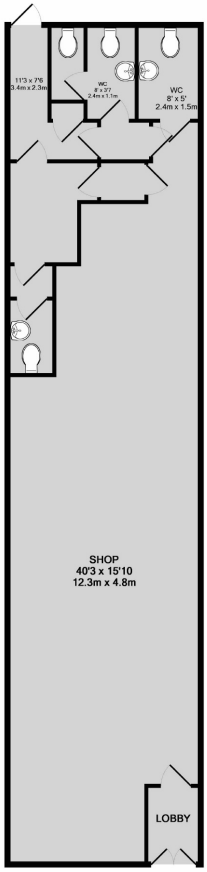
BUSINESS RATES
The rateable value as per the VOA effective from April 2017 is £15,750.

VIEWING
By appointment with Maggs and Allen.

VAT
All figures quoted are exclusive of VAT unless otherwise stated.

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.



TOTAL APPROX. FLOOR AREA 1100 SQ.FT. (102.2 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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Auction, Commercial & Chartered Surveyors
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Bristol, BS8 1BA

Estate Agents & lettings
60 Northumbria Drive, Henleaze
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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.