

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



66 Northumbria Drive, Henleaze, Bristol, BS9 4HW £18,000 Per Annum

An extended shop of approximately 1,500 sq ft arranged as retail space (approx/ 587 sq ft) with additional kitchen and toilet facilities and further storage, offices and treatment room (approx 790 sq ft).

The shop is situated in a popular location opposite Waitrose supermarket in Henleaze and also benefits from an additional forecourt.

Offered to let on a new effectively full repairing and insuring basis.



66 Northumbria Drive, Henleaze, Bristol, BS9 4HW

DESCRIPTION

An extended shop of approximately 1,500 sq ft arranged as sales area to the front with full width shop frontage with rear offices/treatment rooms. The property benefits from suspended ceilings, electric heating, rear pedestrian access and forecourt and is offered to let on a new effectively full repairing and insuring basis.

LOCATION

The shop is situated on the borders of Henleaze and Westbury park within close proximity to Durdham Downs and Henleaze High Street. Neighbouring occupiers include Waitrose supermarket, The Westbury Park Tavern, Henleaze Library and Maggs & Allen estate agents.

BUSINESS RATES

The rateable value with effect from April 2017 is £15,500.

LEASE INFORMATION

The offices/shop are available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees. We understand the client does not want to entertain a A3/A5 Restaurant/Takeaway use.

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.

FLOOR PLAN

A floor plan is provided for indicative purposes only and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

VIEWINGS

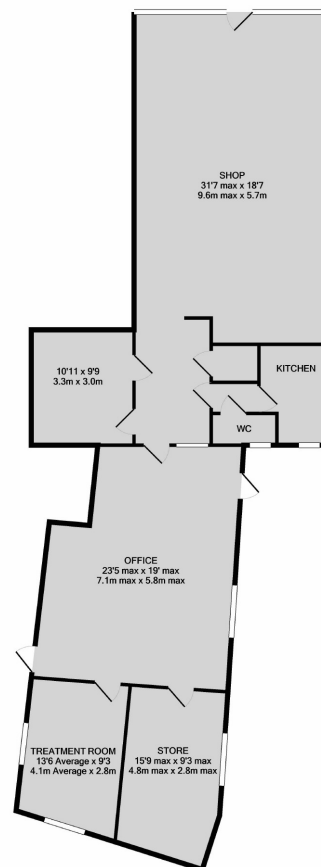
Strictly by Appointment with Maggs and Allen

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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 1539 SQ.FT. (143.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
Made with Metaphor 6/2019



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.

