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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
+ allen

commercial



15 Cotham Hill, Cotham, Bristol, BS6 6LD

£18,000 Per Annum

RETAIL UNIT WITH BASEMENT

An end of terrace ground floor shop with basement providing storage and further retail space of approximately 868 sqft. Benefits include air-conditioning, suspended ceiling, and security shutter. The property is located on Cotham Hill within close proximity to Whiteladies Road and Clifton Down Shopping centre. Available on a new Full Repairing and Insuring basis.



15 Cotham Hill, Cotham, Bristol, BS6 6LD

DESCRIPTION

A ground floor shop of approximately 411 sqft with additional basement providing further retail space and storage of approximately 457 sqft. Benefits include air-conditioning, suspended ceiling and entrance lobby with security shutter.

There is a modest courtyard garden to the rear which is shared with the residential accommodation above. Currently occupied by a charity the property would suit a similar retail use, although other uses may be considered subject to gaining the necessary consents.

LOCATION

Situated within close proximity to Whiteladies Road and the Clifton Down Shopping centre benefitting from high levels of footfall. Cotham Hill provides an array of independent shops and restaurants notably Corks of Cotham and Chandos Deli, as well as renowned restaurants such as Pasta Loco and Bravas.

LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated, from early 2020.

The tenant will be required to cover half of the landlord's legal fees to prepare the lease.

FLOOR PLAN

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

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA is £11,000.

We would anticipate full rate relief would therefore be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

VIEWING

By appointment with Maggs & 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 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.

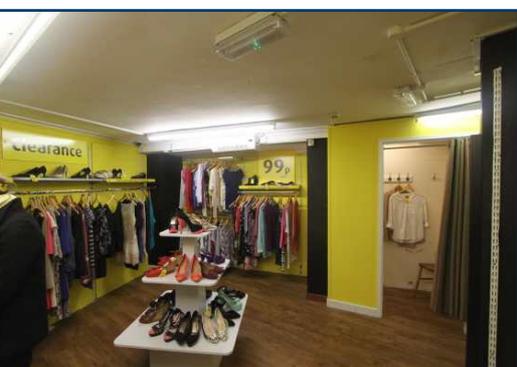


BASEMENT LEVEL
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 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

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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.

