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Property Consultants

maggs
allen

commercial



First Floor, 61B High Street, Hanham, Bristol, BS15 3DG

£5,200 Per Annum

FIRST FLOOR RETAIL UNIT

A self-contained first floor former hair salon of approximately 365sqft available to let on Hanham High Street. The property comprises an open plan salon with entrance area, kitchen and toilet facilities. Available to let on a new Full Repairing and Insuring basis.



First Floor, 61B High Street, Hanham, Bristol, BS15 3DG

DESCRIPTION

A first floor hair salon of approximately 365sqft, offering an open plan bright working space. The unit is accessed from the rear via a secure gate.

LOCATION

Situated on the High Street in Hanham among a variety of independent shops and eateries, the property is ideally located in the middle section of the street and is accessed from the side alley way.

FLOOR PLAN

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

PLANNING

The property benefits from an A1 Hair Salon use and has been trading as such for many decades. The property would ideally suit a similar use as well as an office user, subject to obtaining the necessary planning consents.

LEASE DETAILS

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

BUSINESS RATES

The rateable value with effect from April 2017 as per the VOA website is £3,200.

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.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (January 2017)

VIEWING

By appointment with Maggs & Allen.

VAT

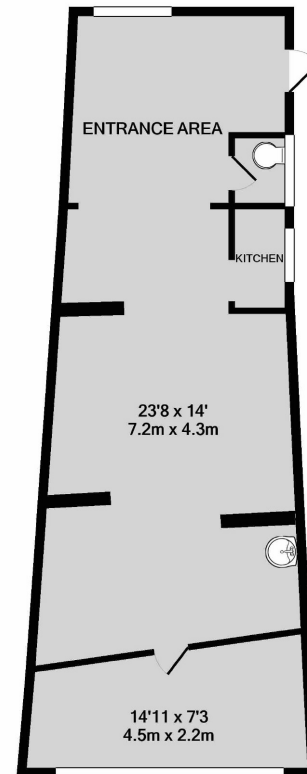
All figures quoted are exclusive of VAT unless otherwise stated.

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.

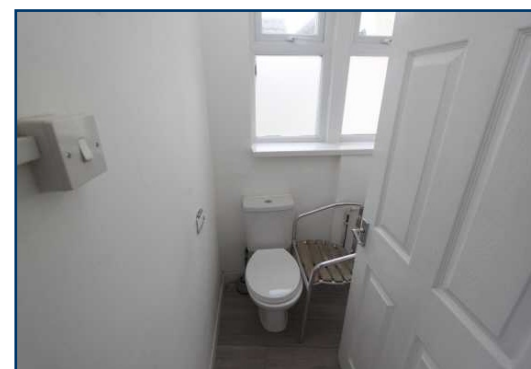
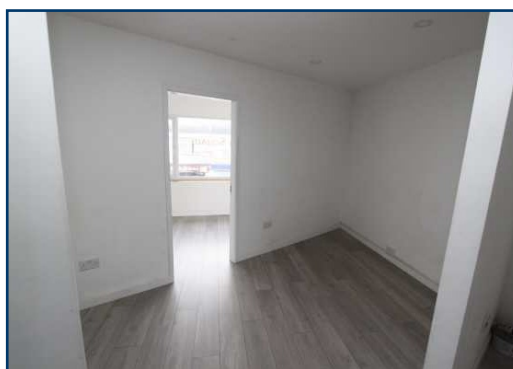
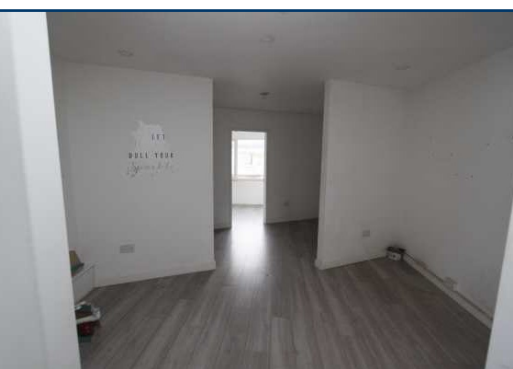
CONTROL OF ASBESTOS REGULATIONS

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.



TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.7 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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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.

