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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
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commercial



**72 Shirehampton Road, Stoke Bishop, Bristol, BS9 2DR**

**£16,000 Per Annum**

**\*\*\*WELL PRESENTED END OF TERRACE SHOP\*\*\***

Ground floor retail unit of approximately 650 sqft located in a prominent corner position on Shirehampton Road. The property boasts an attractive shop front and would suit a variety of different uses subject to gaining the necessary consents. Offered to let on an effectively Full Repairing and Insuring basis.





# 72 Shirehampton Road, Stoke Bishop, Bristol, BS9 2DR

## DESCRIPTION

A ground floor shop comprising a front customer waiting/serving area, rear studio, storage, rear courtyard and toilet facilities measuring approximately 650 sqft. Most recently occupied by a photography studio the shop is well presented through out and offers great potential in a highly affluent location.

## LOCATION

Situated in a corner position on Shirehampton Road, Stoke Bishop with a mixed parade of shops and amenities. Stoke Bishop is located the north-west of Bristol in between Westbury-on-Trym, Sneyd Park, and Sea Mills. Near by notable occupiers include Tesco Express, Dominos and Co-op Supermarket.

## LEASE DETAILS

Available to let on the basis of an effectively Full Repairing and Insuring Lease with terms to be negotiated.  
Each party incur their own respective legal fees.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £6,500.

We therefore anticipate full rate relief would 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

EPC rating: C (December 2019).

## VIEWING

By appointment with Maggs & Allen.

## VAT

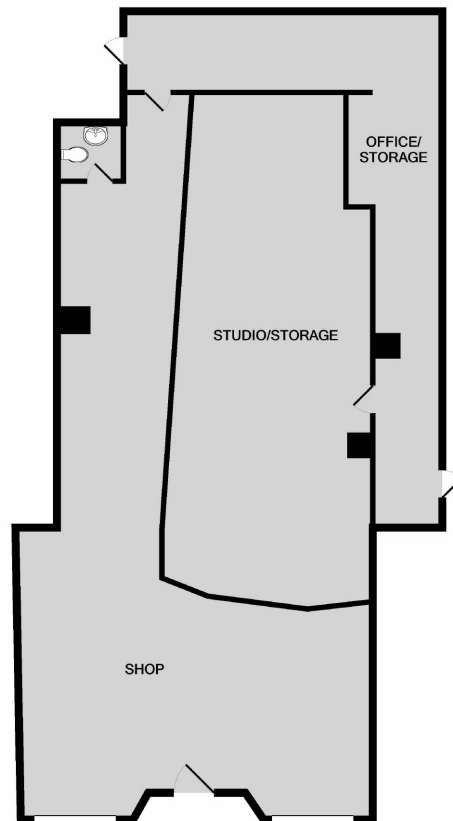
All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

The incoming 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.



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.

