

www.maggsandallen.co.uk

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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial

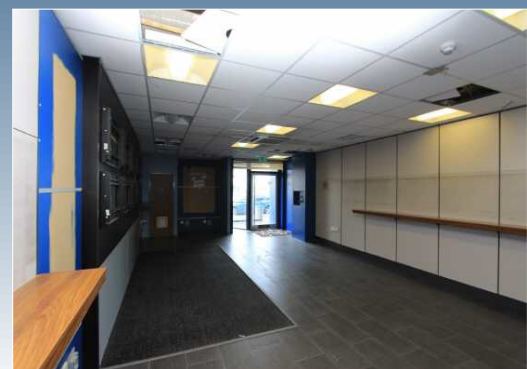


58 Filton Road, Horfield, Bristol, BS7 0PB

£10,500 Per Annum

*****RETAIL UNIT ON BUSY ROAD*****

Ground floor retail unit of approximately 700 sqft situated on Filton Road, Horfield. The shop benefits from an electric roller shutter door, air conditioning, suspended ceiling, customer toilet facilities and disabled access ramp. Available on an effectively new Full Repairing and Insuring basis.



58 Filton Road, Horfield, Bristol, BS7 0PB

DESCRIPTION

Ground floor shop of approximately 700 sqft comprising a main retail area with adjoining customer toilet, rear storage, kitchenette and staff toilet facilities.

LOCATION

Situated in a mixed parade of shops next door to Co-op Supermarket on Filton Road, the property is located within close proximity to Tesco Golden Hill, Horfield Spots Centre and Gloucester Road.

LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease. Each party to incur their own respective legal costs.

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £8,300.

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.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (expires November 2029).

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.

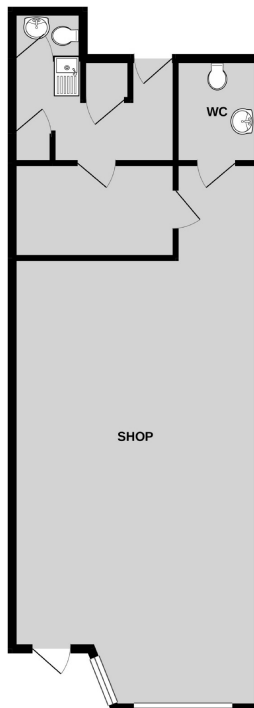
CONTROL OF ASBESTOS

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.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website

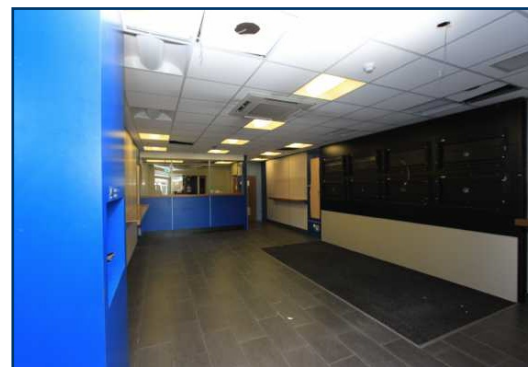
GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metreplan 11/2020



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 endeavours 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.

