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Property Consultants

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commercial



**Unit 4 Peterson Avenue, Hartcliffe, Bristol, BS13 0BE**  
**£15,000 Per Annum**

Retail unit of approximately 900 sq ft previously occupied by St Peter's Hospice, situated in a modern complex adjacent to Morrisons and Iceland in Hartcliffe, South Bristol.

Offered for let on a new internal repairing and insuring basis subject to estate service charge.



# Unit 4 Peterson Avenue, Hartcliffe, Bristol, BS13 0BE

## DESCRIPTION

Modern retail unit providing approximately 910sqft benefiting from a secure electric shutter to the front, electric opening doors, toilet and kitchen facilities. In addition there is a large free customer car park to the front serving the various shops and supermarkets.

## LOCATION

Situated just off Hareclive Road, within a short distance of the Hartcliffe Way and Hengrove Way roundabout. Neighbouring occupiers include Morrisons, Iceland, Ladbroke's and Boots pharmacy.

## VIEWINGS

Strictly by appointment with Maggs & Allen.

## LEASE DETAILS

Offered for let on a new internal repairing and insuring basis subject to an estate service charge. Further details available on request. Each party to incur their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C (Valid until April 2023)

## BUSINESS RATES

The ratable value with effect from April 2010 is £9,000. We therefore expect those eligible for small business relief could benefit from nil rates. However, we advise all interested parties to confirm directly with Bristol City Council.

## VAT

All figures quoted are exclusive of vat unless otherwise stated. We understand VAT is applicable to the rent.

## FLOOR PLAN

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

## TENANT APPLICATION FEE

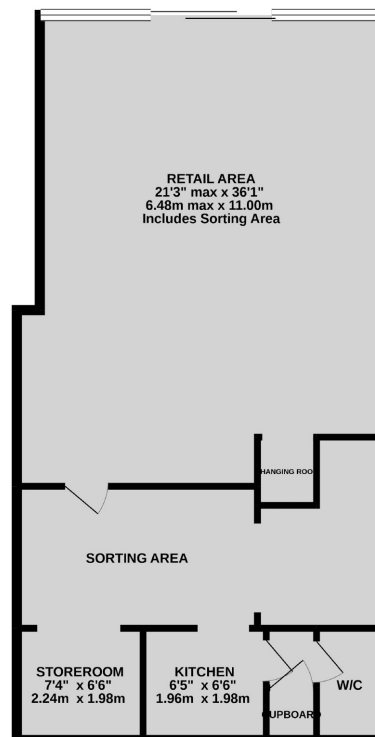
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

## CODE FOR LEASING BUSINESS PREMISES

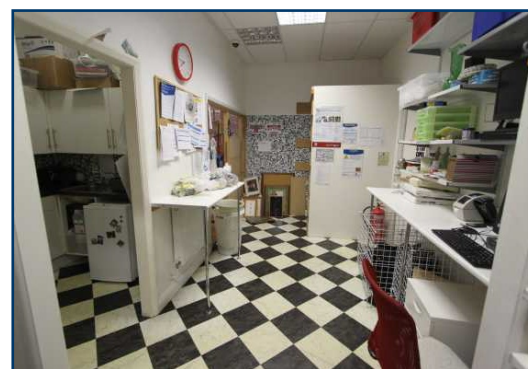
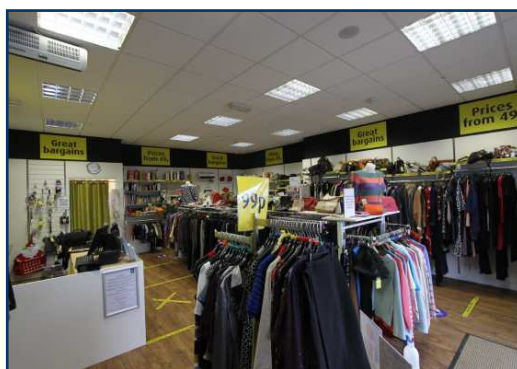
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## 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 floorplan 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. Made with Metaphor ©2021



## 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.

