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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

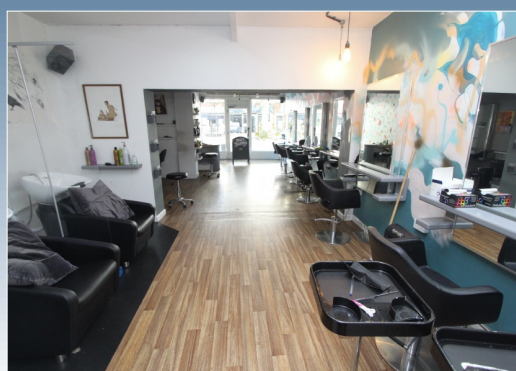


**77 Gloucester Road, Bishopston, Bristol, BS7 8AS**

**£16,000 Per Annum**

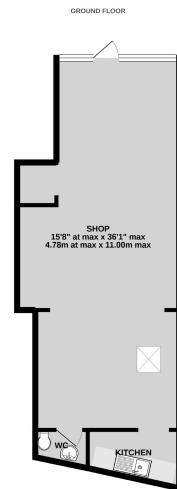
Ideally located on the bustling Gloucester Road and within close proximity of The Promenade is this terraced shop of approximately 575 sq ft (53.4 sq m). The shop is open plan with a rear kitchen, WC and is available to let on a new internal repairing and insuring basis.

Early enquiries are recommended.





# 77 Gloucester Road, Bishopston, Bristol, BS7 8AS



These images are provided for information only and do not constitute an offer of any property. The images are for illustrative purposes only and should not be relied upon. The images are for illustrative purposes only and should not be relied upon. The images are for illustrative purposes only and should not be relied upon.

## DESCRIPTION

Retail unit of approximately 575 sq ft with rear WC and kitchen. The shop is situated in a highly desirable location in Gloucester Road and is available to let on a new Internal Repairing and Insuring basis.

## LOCATION

Situated in a highly desirable trading position on Gloucester Road within close proximity of The Promenade in a mixed parade of predominantly independent retailers.

## LEASE DETAILS

The shop is offered to let on a new internal repairing and insuring basis. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## BUSINESS RATES

The rateable value with effect from April 2017 is £12,500. We therefore expect those eligible for small business relief will benefit from a sizeable discount on the business rates. However, we advise all interested parties to confirm directly with Bristol City Council.

## CODE FOR LEASING BUSINESS PREMISE

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

## VIEWING

Strictly by appointment with Maggs and Allen only

## VAT

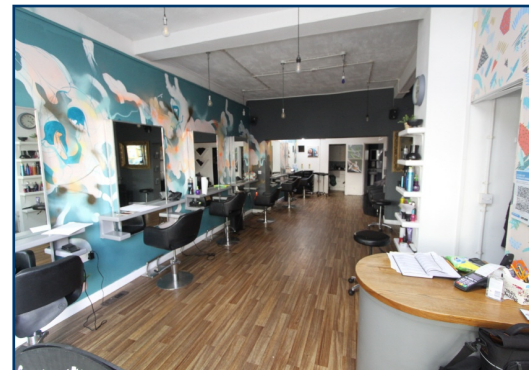
All figures quoted are exclusive of vat unless otherwise stated.

## 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.

## 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.



## 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.

