



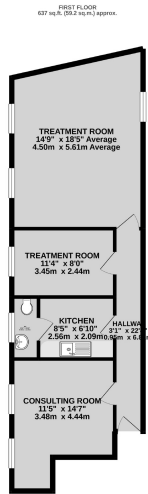
First Floor Rear, 8 Stoke Road, Portishead, BS20 6BQ
£12,000 Per Annum

*****FIRST FLOOR FORMER TATTOO STUDIO*****

Opportunity to acquire a new lease on a first floor commercial unit of approximately 570 sqft (NIA) / 635 sqft (GIA) most recently occupied by a tattoo studio (suis generis). The premises would suit a variety of different uses such as office, financial/professional services and clinics subject to the necessary consents. Offered to let on a new internal repairing and insuring basis.



First Floor Rear, 8 Stoke Road, Portishead, BS20 6BQ



TOTAL FLOOR AREA - 637 sq ft (59.2 sq m) approx.
We have not carried out a detailed survey of the property and the measurements are approximate. The measurements are given for information only and are not intended to be used for any other purpose. The measurements are given for information only and are not intended to be used for any other purpose. The measurements are given for information only and are not intended to be used for any other purpose.

DESCRIPTION

Well presented first floor commercial unit of approximately 570 sqft (NIA) / 635 sqft (GIA) arranged predominantly as various treatment rooms/offices with adjoining kitchenette and toilet facilities. We understand the landlord plans to install new efficient heaters and LED lighting once the current tenant has vacated.

LOCATION

The property is situated on Stoke Road just off the High Street in Portishead, adjacent to the Impero Lounge. Other notable occupiers include Costa Coffee, Natwest Bank and McColls Convenience Store. Portishead is a popular coastal town with a Marina, located just off the M5, providing easy access to Bristol and the Southwest.

LEASE DETAILS

Offered to let on an internal repairing and insuring basis, subject to service charge. Each party to cover their respective legal costs.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating: TBC.

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £5,700.

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.

VIEWING

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

TENANT APPLICATION FEE

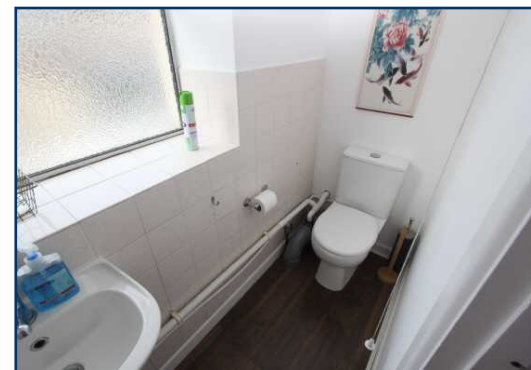
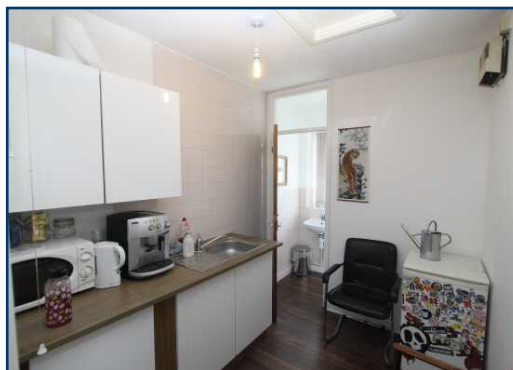
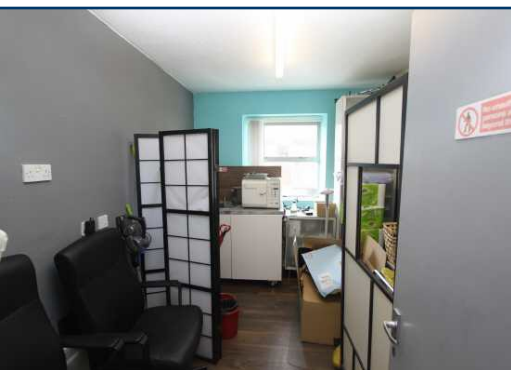
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required as part of the Money Laundering Regulations,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

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.

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.



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

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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.

