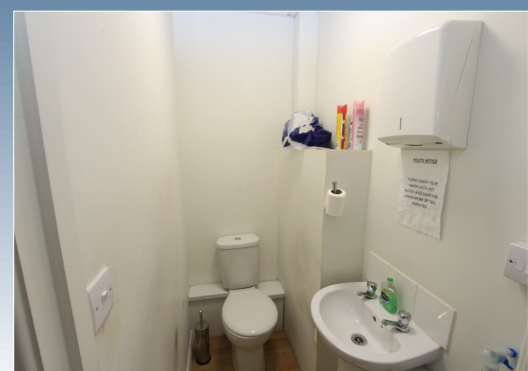




Unit 4 The Arcade, 67-69 High Street, Nailsea, Bristol, BS48 1AW
£12,000 Per Annum

*****DOUBLE FRONTED RETAIL UNIT*****

Opportunity to acquire a new lease on a double fronted retail unit located in The Arcade, High Street, Nailsea. The shop measures approximately 575 sq ft and benefits from an open plan customer area with adjoining kitchenette and WC. The shop would suit a variety of uses such as financial services, office and retail subject to consents. Offered to let on an effectively new Full Repairing and Insuring basis.



Unit 4 The Arcade, 67-69 High Street, Nailsea, Bristol, BS48 1AW

DESCRIPTION

A ground floor double fronted shop of approximately 575 sq ft. The shop comprises an open plan retail space with adjoining kitchenette and toilet facilities. Benefits include a suspended ceiling throughout and double glazing. Most recently occupied by a tattoo studio the unit would suit a similar use, retail, office or professional services subject to consents.

LOCATION

The property is situated within The Arcade just off Nailsea High Street and within close proximity to a large public car park making the shop easily accessible for clients and customers. Near by notable occupiers include Holland & Barrett, Waitrose and Costa Coffee.

LEASE DETAILS

The shop is available to let on a new Full Repairing and Insuring Lease. 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.

BUSINESS RATES

The rateable value with effect from April 2017 is £10,250. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires December 2024).

VIEWINGS

Strictly 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.

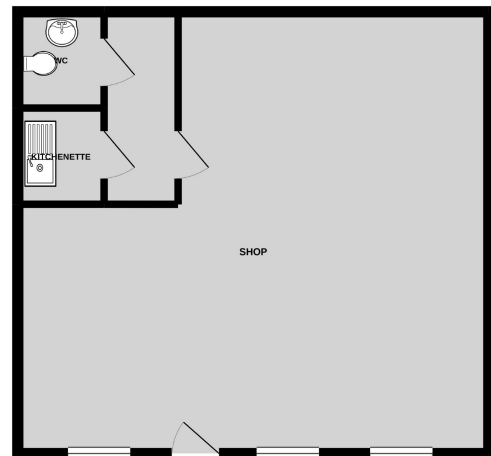
CONTROL OF ASBESTOS REGULATIONS

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.

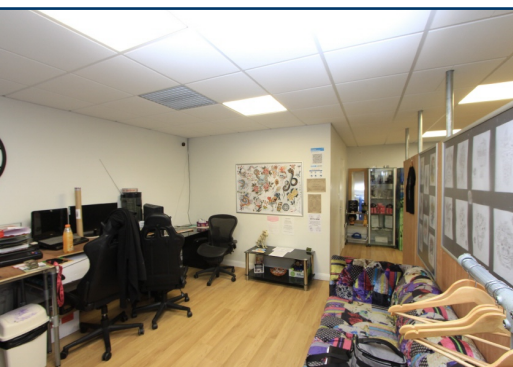
CODE FOR LEASING BUSINESS PREMISES

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

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the seller does not warrant its accuracy. It is for indicative purposes only. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan. The seller does not warrant the accuracy of the floor plan.



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.

