



9 HIGH STREET

KEYNSHAM, BRISTOL, BS31 1DP



£20,000 PER ANNUM

6 MONTHS RENT FREE

A ground floor shop of approximately 2,053 sq ft (GIA), with a 1 bedroom flat above.

The shop comprises a retail area, rear stock room, and extensive storage. A rear courtyard is also included.

Situated on a busy high street in Keynsham, the property benefits from a high level of passing trade.

Available To Let on a new Full Repairing and Insuring Lease, with 6 months rent free offered by the landlord.

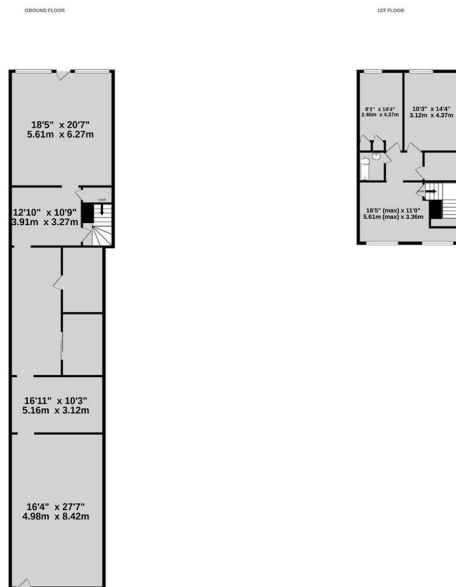
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While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, mass and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied upon for any purpose other than that intended. No liability is accepted for any error or omission or for any loss or damage in any way arising from the use of this plan. Measurements are given to the nearest millimetre.

DESCRIPTION

A large retail unit of approximately 2,053 sqft, including an extensive rear storage area and a 1 Bedroom Flat accessible via the shop. The shop is currently fitted out as a butchers shop and includes an awning to the front, and several cold storage facilities. The property would suit a similar food retail business, or alternative uses such as Restaurant, subject to gaining the necessary planning consent.

LOCATION

Situated approximately mid-way between Bristol and Bath, the historic market town of Keynsham is perfectly positioned to provide easy access from both cities, as well as North East Somerset and the surrounding area. The property is located on the High Street, and benefits from a high level of passing trade. Ample pay and display parking is available nearby.

ACCOMMODATION

Ground Floor: Approximately 2,053 sqft (GIA), comprising a front shop of 379 sqft, stock room of 139 sqft, and extensive rear store of approximately 1,535 sqft.

First Floor: One Bedroom Flat of approximately 589 sqft (GIA), comprising kitchen/diner, bathroom, lounge, and bedroom.

LEASE DETAILS

Available on a new Full Repairing & Insuring Lease with terms to be negotiated. A rent free period of 6 months will be offered by the Landlord.

Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value effective from April 2017 is £12,000.

We therefore expect all small businesses to benefit from full rate relief at this time. All interested parties should confirm this with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Shop: Rating D.

Maisonette: Rating E.

VIEWINGS

By appointment with Maggs & Allen.

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

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.



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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.