



FORMER PUBLIC CONVENIENCES, EAST STREET
BEDMINSTER, BRISTOL, BS3 4EH



TO LET - £600 PER MONTH

SHORT-TERM LICENCE AGREEMENT - FLEXIBLE TERMS

An opportunity to lease a detached building (approx. 719 sq ft) with an additional yard/parking to the side, situated in a highly convenient location in the heart of Bedminster. This former public convenience is presented in shell-form and would be ideally suited for storage or a workshop. AVAILABLE NOW

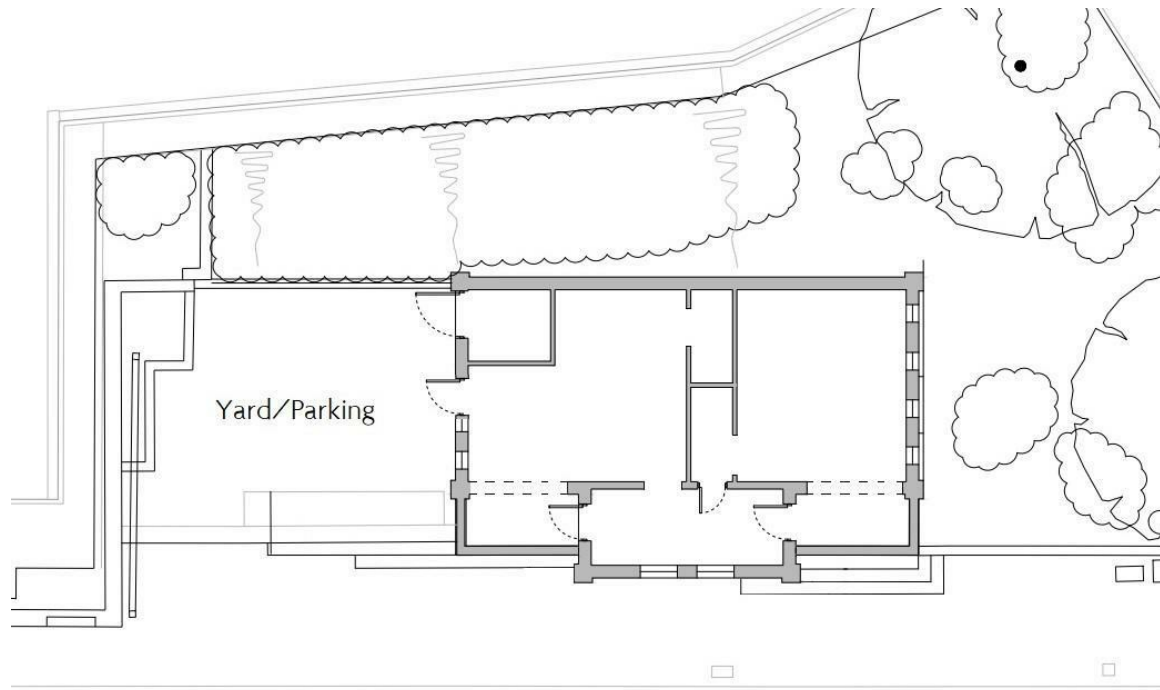
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



FORMER PUBLIC CONVENIENCES EAST STREET, BEDMINSTER, BRISTOL, BS3 4EH



DESCRIPTION

An opportunity to lease a detached building of approximately 719 sq ft, situated in the heart of Bedminster. The former public conveniences are presented in shell-form and would make an ideal secure storage building or workshop. In addition, the property benefits from a yard/parking area to the side. Available on a short-term licence agreement (12-24 months).

LOCATION

The property is situated in a prominent position on North Street in Bedminster, within close proximity to The Robinson Building and McDonalds.

LEASE DETAILS

The property is available by way of a short-term licence agreement on flexible terms (12-24 months). A copy of the draft licence agreement is available upon request.

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.

TENANT APPLICATION FEE

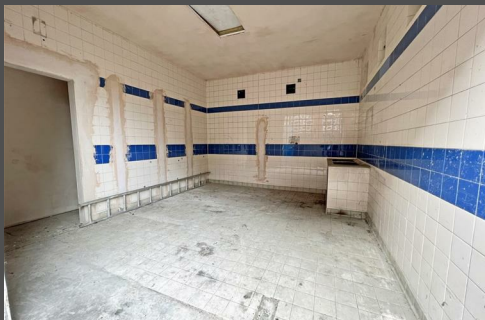
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

VIEWINGS

By appointment - 0117 973 4940



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.