



177 - 179 NORTH STREET
BEDMINSTER, BRISTOL, BS3 1JQ



£15,000 PER ANNUM

Well presented retail unit of approximately 390 sq ft (36 sq m) situated in a highly desirable location on North Street, on the borders of Bedminster and Southville. Neighbouring occupiers include Tesco Express, The Co-Operative supermarket, Upfest and Oowee.

The shop is offered to let on a new internal repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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DESCRIPTION

A modern ground floor shop with rear kitchenette and WC, offered to let on a new internal repairing and insuring basis.

LOCATION

The property is situated in a highly desirable location on North Street, close to the junction with Luckwell Road and The Nursery, within close proximity of Tesco Express.

BUSINESS RATES

The rateable value with effect from April 2023 is £4,800. We therefore expect occupiers who are eligible for small business relief should benefit from 100% rate relief. However, we advise all interested parties to confirm directly with Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: B (valid to Nov 2031)

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.
Ground Floor Shop: Approximately 390 sq ft / 36.2 sq m (IPMS2)

VAT

All figures quoted are exclusive of vat unless otherwise stated.

LEASE DETAILS

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

VIEWING

Strictly by appointment with Maggs and Allen only

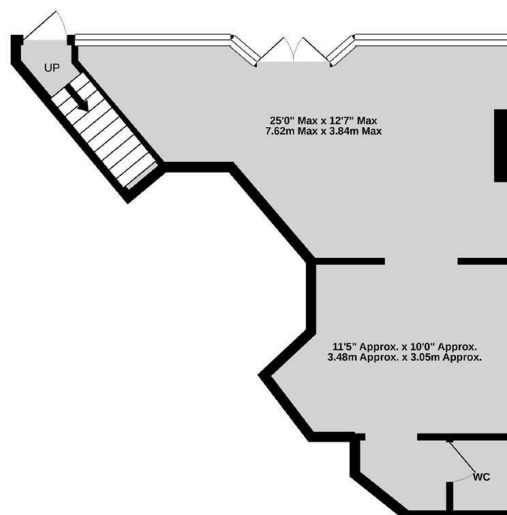
TENANT APPLICATION FEE

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.

CONTROL OF ASBESTOS

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.

GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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