

52 NORTH STREET
BEDMINSTER, BRISTOL, BS3 1HJ



£10,800 PER ANNUM



An attractive lock up retail unit of approximately 495 ft² situated in a busy trading position on North Street, Bedminster. Neighbouring occupiers include Kask Deli/Wine Bar, The old Book Shop and Friendly Records.

The shop is available to let on an effectively fully repairing and insuring basis. Early enquiries are recommended.

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DESCRIPTION

An attractive lock up retail unit of approximately 495 ft² situated in a busy trading position on North Street, Bedminster. The shop is currently trading as Rhubarb Jumble.

LOCATION

The shop is situated in a busy trading position on North Street. Neighbouring occupiers include Kask Deli/Wine Bar, The old Book Shop and Friendly Records.

ACCOMODATION

Arranged as a shop with rear kitchen, store and WC.

VIEWING

Strictly by appointment with Maggs & Allen.

BUSINESS RATES

The Rateable Value effective April 2023 is £5,300. We would therefore expect those eligible for small business relief to benefit from 100% exemption at this time, but we advise all interested parties to confirm with Bristol City Council directly.

ENERGY PERFORMANCE CERTIFICATE

Rating: To be confirmed.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

FLOOR PLAN

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

LEASE DETAILS

The shop is available to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

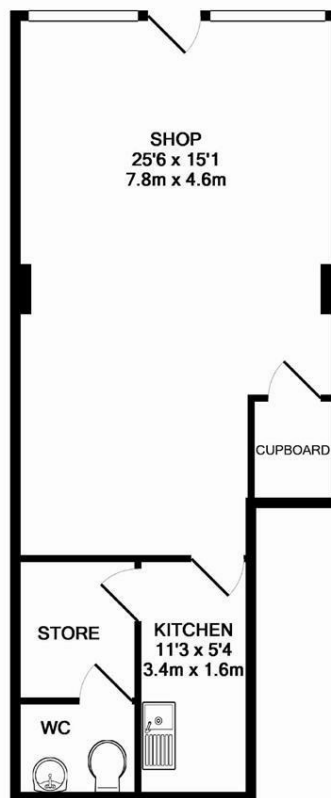
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

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 the interested parties to make their own enquiries.



TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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