

MAGGS & ALLEN

61A HIGH STREET
HANHAM, BRISTOL, BS15 3DG

£11,400 Per Annum

- Retail unit
- Approximately 584 sq ft
- Use class E
- Great location



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

The property comprises a ground floor retail unit of approximately 584 sq ft, offering a versatile space suitable for a wide range of commercial uses. The layout includes a front retail area, rear storage space along with WC facilities.

The unit falls within Use Class E, making it suitable for a variety of potential occupiers including retail operators, office users, professional service providers, or even café or food-based businesses, subject to the consent.

LOCATION

The property enjoys a prominent position on High Street in the popular suburb of Hanham. This great location ensures excellent visibility and exposure, benefiting from consistently high levels of footfall and a steady flow of passing vehicular traffic throughout the day. The surrounding area is a vibrant commercial hub, attracting shoppers, commuters, and local residents alike, making it an ideal setting for a wide range of business uses.

LEASE DETAILS

Available to let on a new effectively Full Repairing & Insuring basis.
Each party to incur their own legal costs.

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 2023 is £6,900. 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 June 2026).

VIEWING

By appointment with Maggs & Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

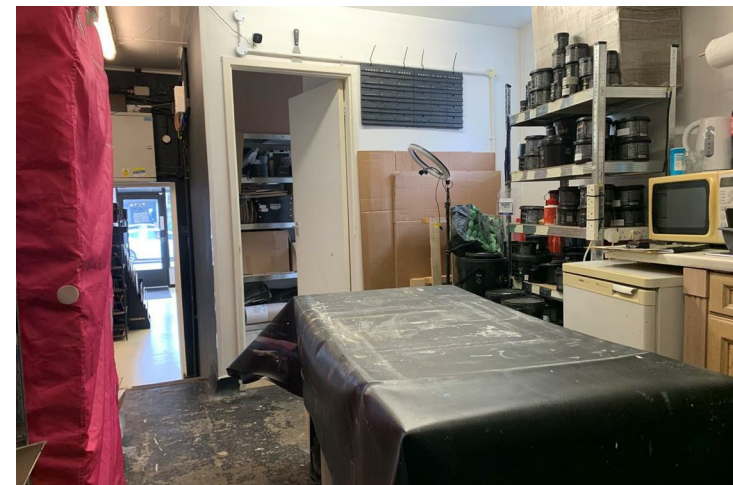
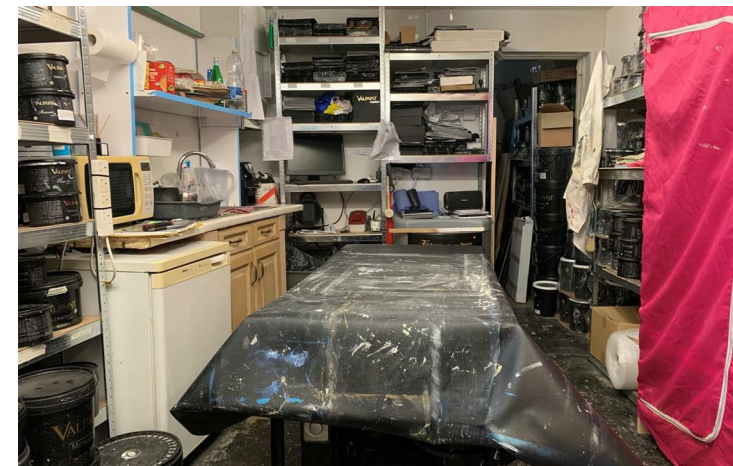
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

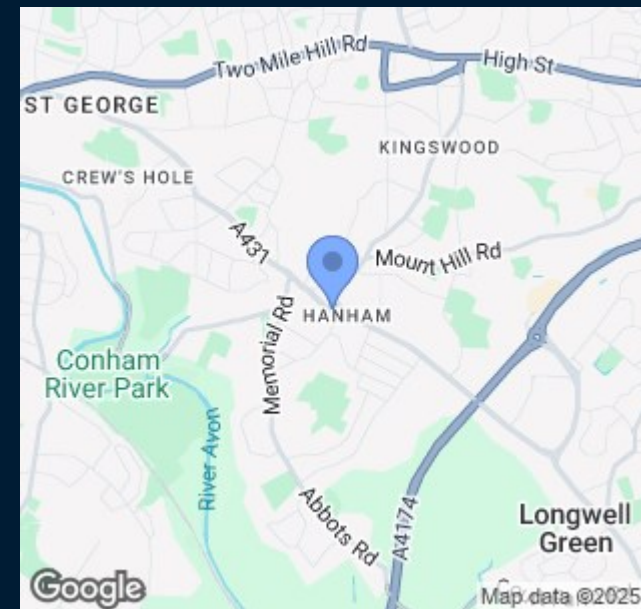
CONTROL OF ASBESTOS REGULATIONS

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.

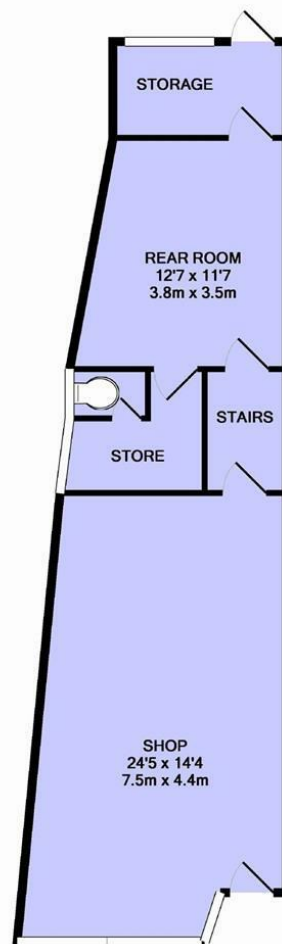
CODE FOR LEASING BUSINESS PREMISES

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





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.



TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.2 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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