

MAGGS & ALLEN

170 HENLEAZE ROAD
HENLEAZE, BRISTOL, BS9 4NE



£15,000 PER ANNUM

Ground floor shop of approximately 486 sq ft situated in the ever popular, Henleaze Road. Neighbouring occupiers include Cats Protection, the post office and Henleaze Hardware store.

The shop would suit a variety of uses within use class E, subject to consent.

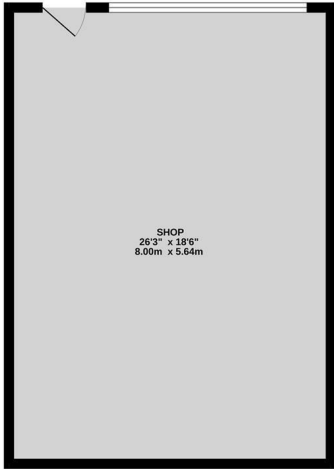
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GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx



TOTAL FLOOR AREA : 486 sq.ft. (45.1 sq.m.) approx.

DESCRIPTION

This ground floor retail unit offers approximately 486 sq ft of flexible space, designed with an open plan shop layout. The unit would suit variety of retail uses and uses within use class E, subject to consent.

LOCATION

The shop is situated in the ever popular, Henleaze Road. Neighbouring occupiers include Cats Protection, the post office and Henleaze Hardware store.

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.

BUSINESS RATES

The rateable value with effect from April 2023 is £15,250. This is for a much larger demise than what is being offered and therefore the property will need to be re rated in due course.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

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.

VIEWINGS

By appointment with Maggs & Allen.

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.

NOTES

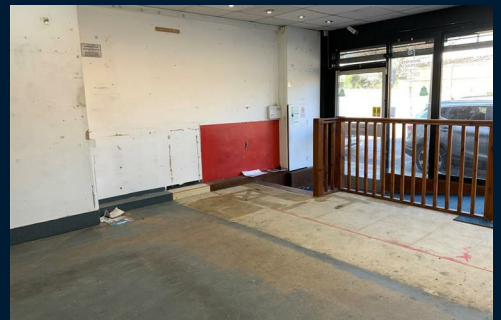
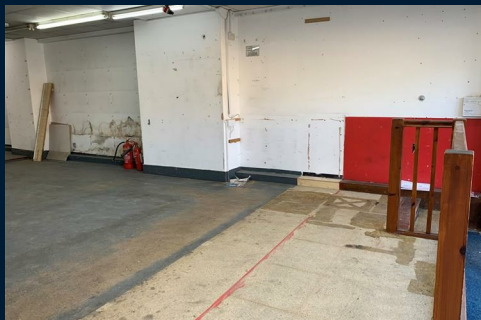
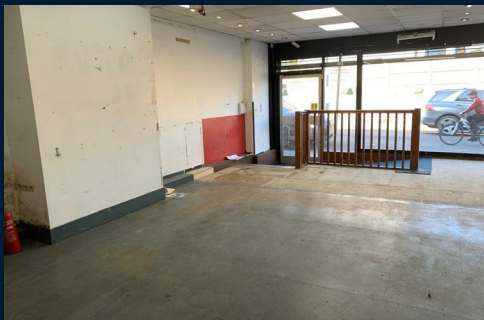
The demised offered is as per the floor plan. Please note the rear section of the shop is available by separate negotiation.

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.



Mags & 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.