



# MAGGS & ALLEN

40-42 REGENT STREET  
CLIFTON, BRISTOL, BS8 4HU

**£24,000 Per Annum**

- Prime Position in Clifton Village
- Approx. 960 ft<sup>2</sup>
- Recently Refurbished
- Ground Floor
- LED Lighting
- Entry Phone System



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

An exceptional opportunity to lease these ground floor offices of approximately 960 ft<sup>2</sup> (89m<sup>2</sup>) situated in the heart of Clifton Village on Regent Street, directly opposite The Mall. The offices benefit from shared toilets and kitchen facilities, and have recently been refurbished to a high standard with new carpet, LED lighting and entry phone system.

## LOCATION

The offices are located in an elevated position on Regent Street, above Bupa Dental Care, and adjacent to Tesco Express.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E (although this was commissioned prior to the improvement works).

## LEASE DETAILS

The offices are available to let on an effectively fully repairing and insuring sublease, subject to service charge. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## 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.

## VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

## BUSINESS RATES

The business rates are currently assessed to include the 3 floors above. From the current rating, we estimate the rateable value for the ground floor could be £13,470, but this will need to be confirmed by the VOA.

## VAT

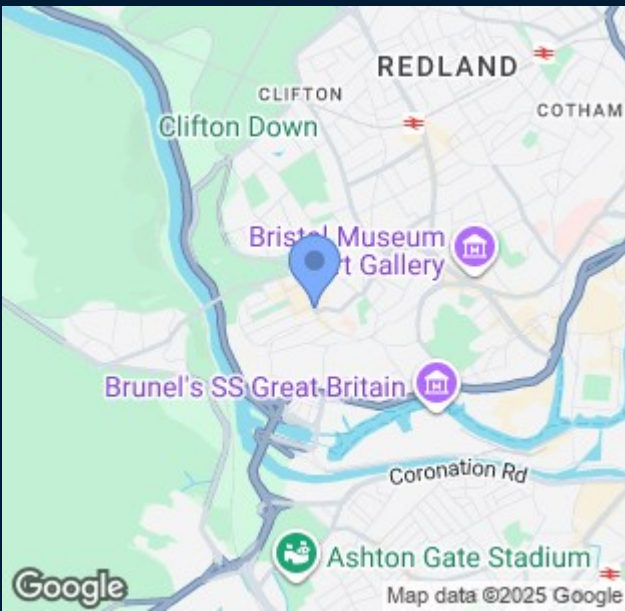
All figures quoted are exclusive of VAT unless otherwise stated, although we are informed the property is not opted for VAT and therefore VAT will not be applied to the rent.

## 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.



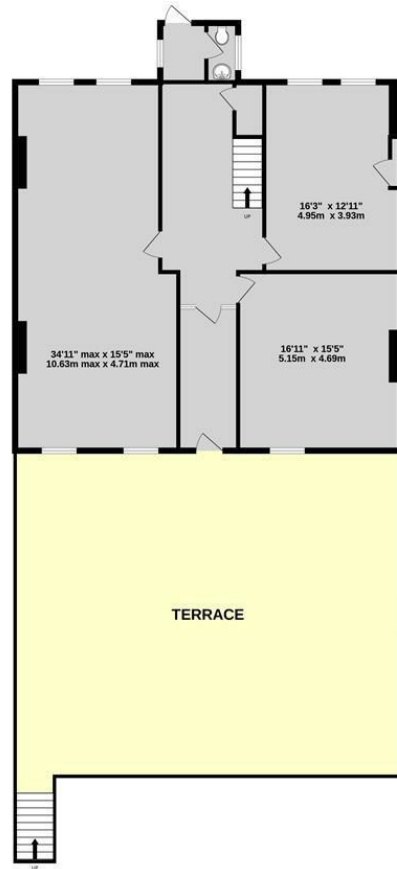




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



GROUND FLOOR



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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