

# MAGGS & ALLEN

UNIT 4 AVONMEAD HOUSE, STOKES CROFT  
BRISTOL, BS1 3QD



£13,500 PER ANNUM

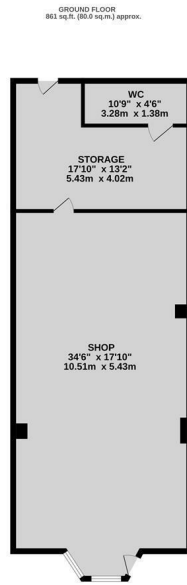
Well positioned retail unit of approximately 800 sq ft situated within a mixed parade of shops, restaurants and cafés on Stokes Croft. The property benefits from a designated parking space to the rear and would suit a variety of uses subject to gaining the necessary consents. Offered to let on a new effectively full repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

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TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and the responsibility is taken for any error, omission or other change. The user shall accept and acknowledge that the user shall be bound by the above information. The user shall accept and acknowledge that the user shall be bound by the above information as to their own responsibility of accuracy and to the user.

## DESCRIPTION

A ground floor retail unit of approximately 800 sq ft comprising an open plan front shop area with rear storage and toilet facilities.. The shop would suit a variety of uses within the E use class, subject to consent. Benefits include rear access and a designated parking space.

## LOCATION

Situated in a great position on Stokes Croft in a mixed parade of shops, cafés and restaurants. Nearby notable occupiers include Pieminister, The Love Inn, Dulux Decorator Centre and No. 51. Stokes Croft forms part of the A38 and is located within close proximity to Cabot Circus and Bristol City Centre.

## LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated.

Each party to incur their own respective legal costs.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable effective from April 2023 as per the VOA website is £14,000.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: B (Expires November 2034)

## VIEWING

By appointment with Maggs & Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

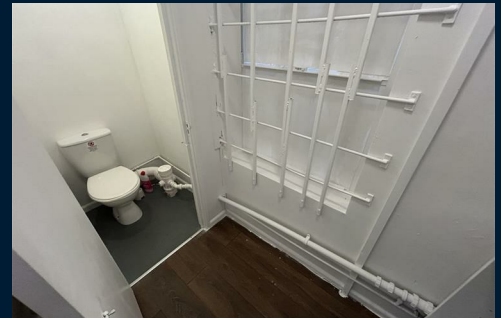
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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.