

# MAGGS & ALLEN

384 GLOUCESTER ROAD  
BISHOPSTON, BRISTOL, BS7 8TR



**£16,000 PER ANNUM**

A well-presented commercial property of approximately 783 sq ft, located on the highly sought-after Gloucester Road. This versatile Class E premises is suitable for a range of business uses with the property benefitting from modern LED lighting and a rear garden. Available to let on a new full repairing and insuring lease, offering an excellent opportunity to establish your business in a popular and well-connected location.

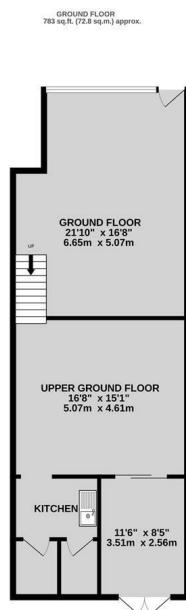
The property is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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

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TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. These figures are not intended to be used as a basis for any legal proceedings or other purposes. The actual figures may vary from those stated and no guarantee as to their accuracy or efficiency can be given.  
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## DESCRIPTION

A well-presented commercial property of approximately 783 sq ft, located on the highly sought-after Gloucester Road. This versatile Class E premises is suitable for a range of business uses with the property benefitting from modern LED lighting and a rear garden. Available to let on a new full repairing and insuring lease, offering an excellent opportunity to establish your business in a popular and well-connected location.

## LOCATION

The unit is located in a highly desirable trading position on Gloucester Road.

## BUSINESS RATES

The Rateable Value with effect from 2026 is: £9,700. 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: C

## LEASE DETAILS

The property is available to let on a new Full Repairing and Insuring Lease. 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 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.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

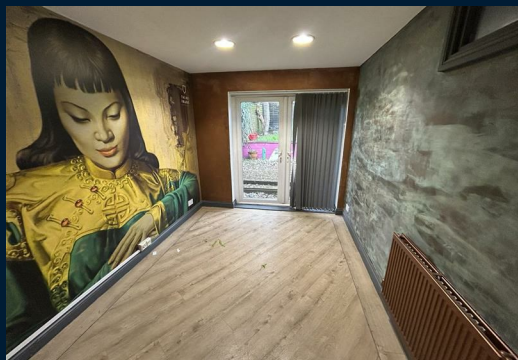
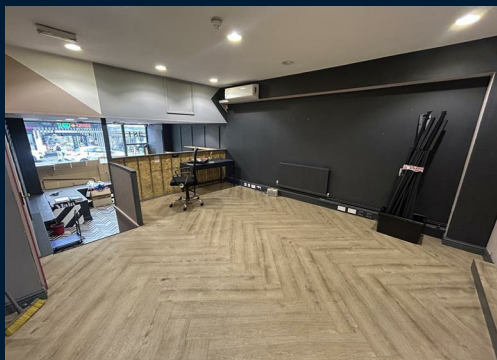
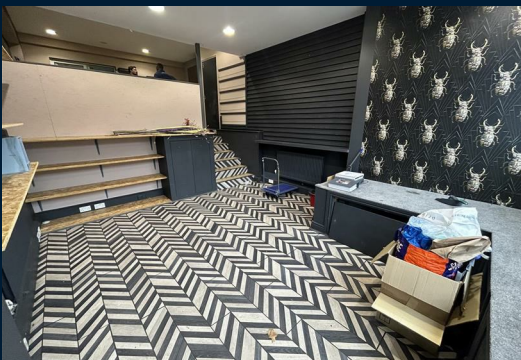
By appointment.

## 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.