



MAGGS & ALLEN

17 REGENT STREET
KINGSWOOD, BRISTOL, BS15 8JX

£12,000 Per Annum

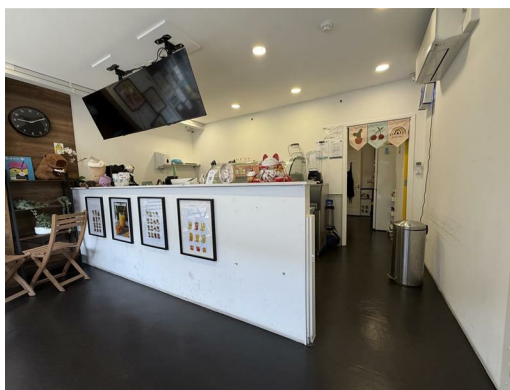
- Retail Unit
- Approximately 384 sq ft
- High Street
- Busy Location



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A well presented retail unit extending to approximately 384 sq ft, arranged to provide a front serving area with rear preparation and storage space, together with WC facilities. The shop would suit various uses within Use Class E, subject to consent. Please note, the fixtures and fittings are available by separate negotiation.

LOCATION

The property is prominently situated on Regent Street, Kingswood, the area's principal high street. The location benefits from a good level of passing trade and is well positioned amongst a range of established retail, food and service occupiers, providing a convenient and accessible setting for a variety of commercial uses.

LEASE DETAILS

The shop is available to let on a new effectively full repairing and insuring lease, subject to a surrender of the current tenant's lease. The incoming and outgoing tenants will each be responsible for their own respective legal costs, with the landlord's associated legal costs to be shared equally between the two parties on a 50/50 basis.

BUSINESS RATES

The rateable value with effect from 2026 is £10,000. 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)

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.

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.

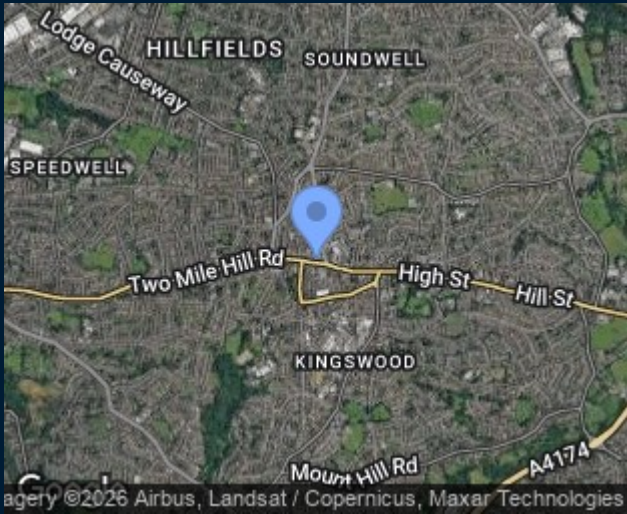
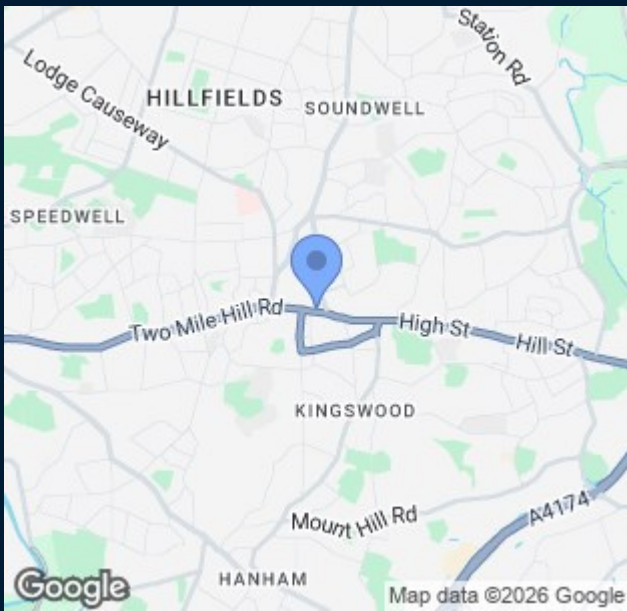
CODE FOR LEASING BUSINESS PREMISES

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

NOTES

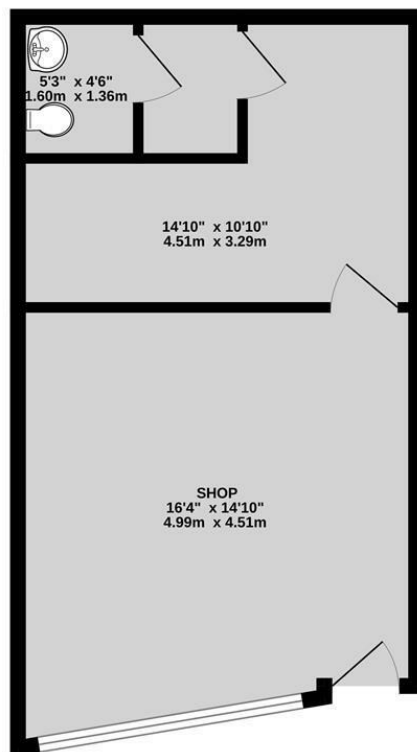
Please note, the fixtures and fittings are available by separate negotiation.





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
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 384 sq.ft. (35.6 sq.m.) approx.

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.
Made with Metropix ©2020



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**