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Property Consultants

maggs  
+ allen

commercial



**12 West Town Lane, Brislington, Bristol, BS4 5BN**

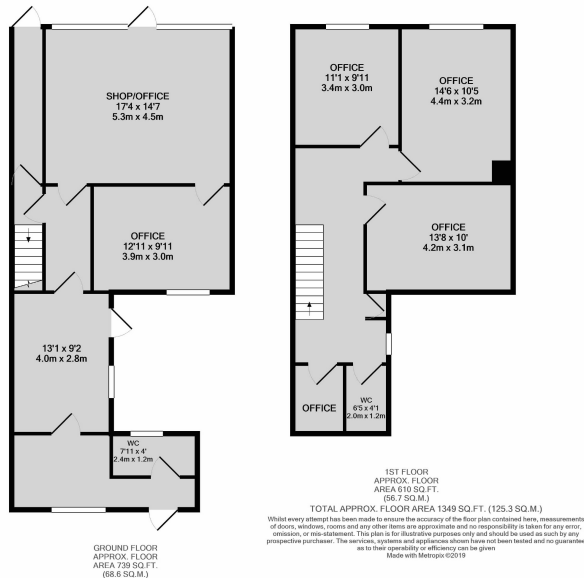
**£15,000 Per Annum**

**\*\*\*2 STOREY OFFICE/SHOP\*\*\***

Ground floor shop/office with 4 additional first floor office of approximately 1,300sqft (Gross Internal Area) and large garage to the rear located in a prominent position on West Town Lane, Brislington. The property has been used as solicitors offices for approximately 35 years but would suit a variety of uses such as beauticians, health clinics and retail subject to gaining the necessary consents. Offered to let on a new Full Repairing and Insuring basis. Please note our client may also consider a sale of the Freehold.



# 12 West Town Lane, Brislington, Bristol, BS4 5BN



## DESCRIPTION

A well presented two storey commercial premises of approximately 925sqft (Net Internal Area) comprising a ground floor shop with four first floor offices, rear courtyard and garage. Benefits include double glazing, rear access and air conditioning.

## LOCATION

The property is situated in a mixed parade of shops fronting West Town Lane, Brislington and within close proximity to Brislington Hill and Bath Road. Nearby notable occupiers include Dominos and Lidl.

## LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated. Each party incur their own legal fees.

## BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £4,950.

We therefore anticipate full rate relief would be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

## ACCOMMODATION

Approximately 925sqft (Net Internal Area)  
Approximately 1,300sqft (Gross Internal Area)

## FLOOR PLAN

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

## VIEWING

By appointment with Maggs & Allen.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: tbc

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

## NOTES

Please note our client may also consider a sale of the Freehold.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & Lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW



Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens. Any site and floor plans provided are for indicative purposes only and should not be relied upon.