

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
+ allen

commercial



593 Fishponds Road, Fishponds, Bristol, BS16 3AA

£10,800 Per Annum

*****GROUND FLOOR RETAIL UNIT/OFFICE TO LET*****

Opportunity to lease a well presented ground floor lock up shop/office of approximately 700sqft. The property benefits from an electric roller shutter, rear kitchenette and toilet facilities. Situated within close proximity to the Lodge Causeway junction in a prime position on Fishponds Road. Offered to let on the basis of a new Full Repairing and Insuring lease.



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DESCRIPTION

A ground floor retail unit/office of approximately 700sqft comprising an open plan area to the front with a partitioned office, toilet and kitchen facilities to the rear. Further benefits include an electric roller shutter security door, suspended ceiling and strip lighting.

LOCATION

The unit is situated in a prominent position on Fishponds Road within a mixed parade of shops conveniently located providing easy access to the Bristol City Centre, M32 motorway and Lodge Causeway.

FLOOR PLAN

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

LEASE DETAILS

Available on the basis of a new Full Repairing and Insuring lease.

Each party to incur their own legal costs.

PLANNING

The VOA website describes the unit as a retail premises although we are informed it has most recently been used for office use. All interested parties are advised to confirm their proposed use is suitable with the current planning with the local authority.

BUSINESS RATES

The rateable value is £8,100.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VIEWING

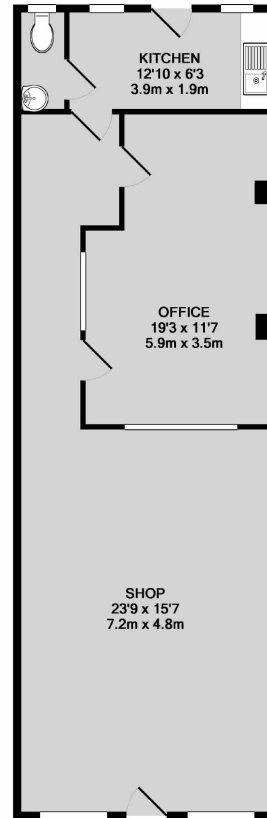
Strictly by appointment with Maggs & Allen.

TENANT APPLICATION FEE

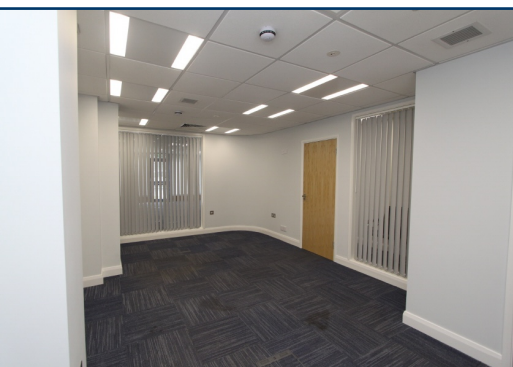
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Auction, Commercial & Chartered Surveyors
22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings
60 Northumbria Drive, Henleaze
Bristol, BS9 4HW



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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.