



45 WEST TOWN ROAD  
BACKWELL, BRISTOL, BS48 3HG



## £20,000 PER ANNUM

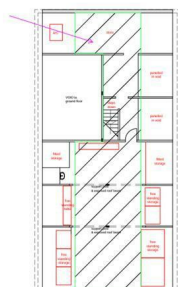
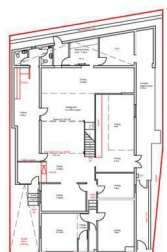
Detached 2 storey workshop/office unit of approximately 3,720 sq ft located in a prominent position on West Town Road in Backwell. The property is arranged as open plan workshop space with front office space and adjoining facilities. The property benefits from a loading bay, great road frontage and off street parking for one vehicle. The property would suit a variety of uses such as leisure, storage, workshop, offices or other uses within the E use class, subject to consent. Offered to let on a new Full Repairing and insuring basis. Please note the landlord may also consider a sale of the property.

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#### DESCRIPTION

Detached 2 storey workshop/office unit of approximately 3,720 sq ft arranged as open plan workshop space with front office space and adjoining facilities. The property benefits from a loading bay, great road frontage and off street parking for one vehicle. The property would suit a variety of uses such as storage, leisure, workshop, offices or other uses within the E use class, subject to consent.

#### LOCATION

The property is situated in a prominent position on West Town Road in Backwell, located approximately 7 miles from Bristol. The property is within close proximity to a mixed parade of retail units, café and restaurants.

#### 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.

#### BUSINESS RATES

The rateable value with effect from April 2023 is £15,000.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (expires March 2027)

#### 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 with Maggs & Allen.

#### TENANT APPLICATION FEE

The incoming 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.

#### 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

The landlord may also consider a sale of the property.

