



27 CLEEVE WOOD ROAD

BRISTOL, BS16 2SF



£24,000 PER ANNUM

Double fronted and spacious open plan retail unit of approximately 941 sq ft located on a highly visible corner position on Cleve Wood Road, within close proximity to Badminton Road. Benefits include a forecourt providing parking. The property would suit a variety of uses within the E use class, subject to consent. Offered to let on an effectively new full repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

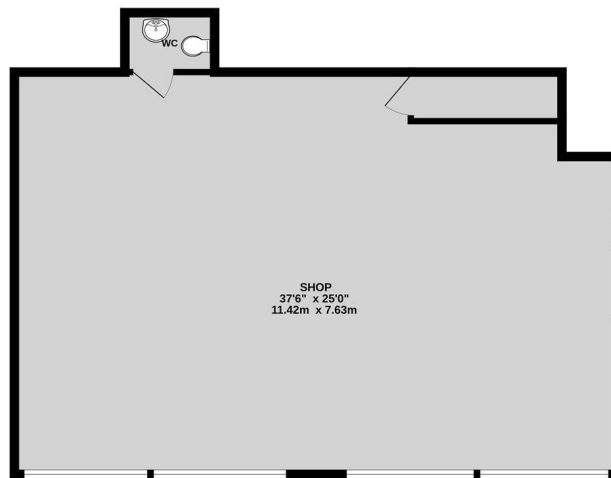
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GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing description, measurements of floor, ceiling, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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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DESCRIPTION

Double fronted and spacious open plan retail unit of approximately 941 sq ft. Benefits include a forecourt providing parking. The property would suit a variety of uses within the E use class, subject to consent.

LOCATION

The property is situated in a highly visible corner position on Cleeve Wood Road, within close proximity to Badminton Road in the vibrant area of Downend. Downend is a well-established residential and commercial neighborhood known for its community feel and excellent local amenities. The location offers high visibility and easy access, making it an ideal spot for businesses looking to attract local foot traffic.

LEASE DETAILS

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

BUSINESS RATES

The shop is currently rated with the adjoining workshop and will therefore need to be re-rated.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC.

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.

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.

VIEWINGS

By appointment with Maggs & Allen.

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.