



71 SANDY PARK ROAD

BRISTOL, BS4 3PQ



£12,000 PER ANNUM

A well-presented ground floor shop located on Sandy Park Road, offering approximately 400 sq ft of space. The property features a WC at the rear, along with a kitchenette and storage facilities.

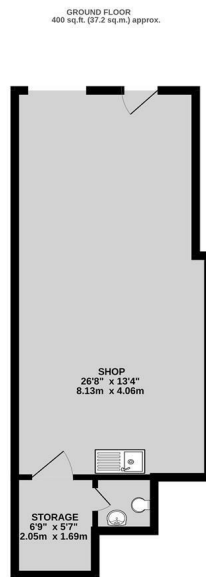
The shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

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TOTAL FLOOR AREA - 400 sq.ft. (37.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. The user shall accept and acknowledge that the user shall be bound by the terms and conditions of the property. The user shall accept and acknowledge that the user shall be bound by the terms and conditions of the property. The user shall accept and acknowledge that the user shall be bound by the terms and conditions of the property.

## DESCRIPTION

A well-presented ground floor shop located on Sandy Park Road, offering approximately 400 sq ft of space. The property features a WC at the rear, along with a kitchenette and storage facilities.

## LOCATION

The property is located on the popular Sandy Park Road.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £7,800. 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)

Rating: B (Valid till June 2034)

## 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.

## 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.

## 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.

## 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.

## 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.



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.