



45 WEST TOWN ROAD
BACKWELL, BRISTOL, BS48 3HG



ASKING PRICE £300,000

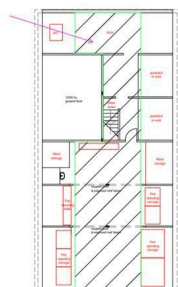
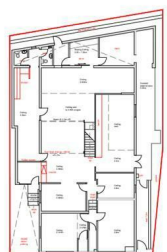
Detached 2 storey workshop/office unit of approximately 3,720 sq ft located in a prominent position on West Town Road in Backwell. The property is arranged as open plan workshop space with front office space and adjoining facilities. The property benefits from a loading bay, great road frontage and off 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 for sale freehold with vacant possession.

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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.

TENURE

Understood to be freehold.

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.

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 the property is also available to let at £20,000pa.

