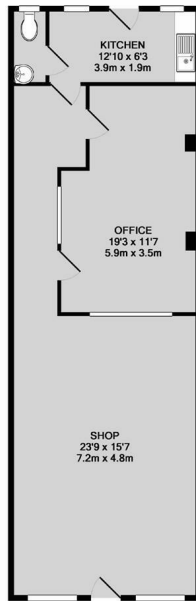


593 FISHPONDS ROAD
FISHPONDS, BRISTOL, BS16 3AA



£15,000 PER ANNUM

Opportunity to lease a well presented ground floor retail unit/office of approximately 700 sq ft. 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.



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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DESCRIPTION

This ground floor retail unit or office spans approximately 700 square feet and features a well designed open-plan area at the front, allowing for flexibility in layout and usage. Towards the rear, you'll find a partitioned office space, ideal for meetings or private work, as well as essential amenities including a toilet and kitchen facilities, ensuring convenience for both staff and clients.

LOCATION

The shop is ideally located in a prominent position along Fishponds Road, nestled within a mixed parade of shops. The location provides great visibility but also offers convenient access to key routes leading directly to Bristol City Centre, the M32 motorway, and Lodge Causeway.

LEASE DETAILS

The shop is available on a new effectively full repairing and insuring basis. Each party to incur their own respective legal fees.

FLOOR PLAN

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

BUSINESS RATES

The rateable value with effect from April 2023 is £8,800. 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: TBC

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWING

By appointment with Maggs & Allen.

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £300 plus VAT (£360 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

Please note the photos used are library images.



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.