



16 & 16A EMERY ROAD

BRISTOL, BS4 5PF



£18,800 PER ANNUM

A well presented and self contained ground floor office/showroom of approx 700 sq ft with an additional light industrial unit of approximately 950 sq ft, totalling approximately 1,650 sq ft. The units benefit from secure roller shutter access, and a forecourt providing off street parking.

The property is situated just off Bath Road in Brislington and is available to let on a new full repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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DESCRIPTION

Units of approximately 1,650 sq ft comprising a well presented and self contained ground floor office/showroom of approximately 700 sq ft with an additional light industrial unit of approximately 950 sq ft. The units benefit from secure roller shutter access, and a forecourt providing off street parking. The units would suit a variety of uses within the E use class, subject to consent.

LOCATION

The property is situated on Emery Road in Brislington just off the A4/Bath Road, providing easy access to the South Bristol Ring Road.

BUSINESS RATES

We understand the units are currently rated separately. The rateable value for each unit with effect from April 2023 is:

Unit 16: £5,200

Unit 16a: £13,250.

However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E (Valid till 2034).

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. The area coloured Blue reflects the office demise. The area coloured Pink reflects the workshop.

LEASE DETAILS

The units are available to let on a new full

repairing and insuring Lease. Each party to incur their own respective legal fees.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

TENANT APPLICATION FEE

The ingoing 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.

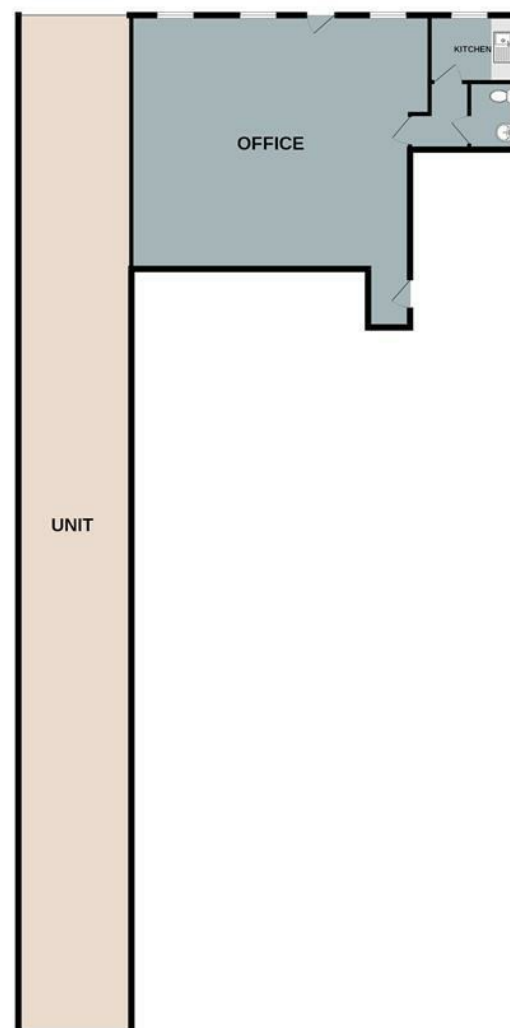
CONTROL OF ASBESTOS REGULATIONS

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

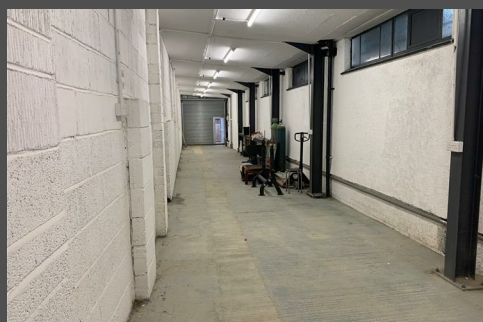
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

GROUND FLOOR
1684 sq.ft. (156.5 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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