

MAGGS & ALLEN

9 SOUTH LIBERTY LANE

BRISTOL, BS3 2SR



£13,000 PER ANNUM

A ground floor commercial office with rear storage unit approximately 896 sqft, the property benefits from a newly fitted kitchenette and secure roller shutter. The property is available to let on a new full repairing and insuring lease.

The property is situated on South Liberty Lane, Bedminster, within close proximity to Winterstoke Road and Bedminster Down Road.

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GROUND FLOOR, 9 SOUTH LIBERTY LANE, BRISTOL, BS3 2SR



DESCRIPTION

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LOCATION

The property is situated on South Liberty Lane, Bedminster, within close proximity to Winterstoke Road and Bedminster Down Road.

LEASE DETAILS

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

BUSINESS RATES

The rateable value with effect from April 2023 is £3,550. 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)

EPC rating: E (valid until October 2028).

FLOOR PLAN

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

VAT

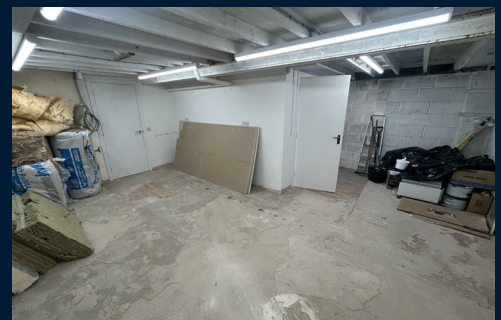
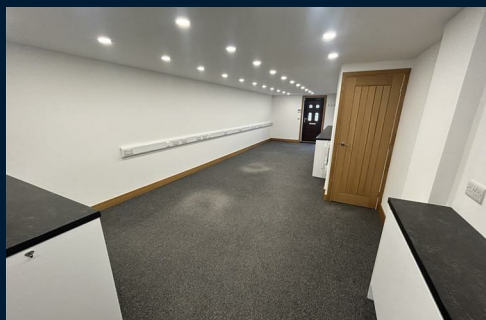
All figures quoted are exclusive of VAT unless otherwise stated.

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.



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.