

MAGGS & ALLEN

10 NORTH VIEW

WESTBURY PARK, BRISTOL, BS6 7QB

Asking Price £195,000

- Ground floor office
- Investment - £15,500pa
- Ideal SIPP/SSAS purchase
- Great location
- Excellent condition throughout



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

This very well presented commercial investment is available to purchase subject to a lease back to the vendor at £15,500pa, with terms to be agreed. The property comprises a ground floor retail unit/office of approximately 500 sq ft. To the rear of the property there is a courtyard garden and access to a secure rear lane.

LOCATION

The property is ideally located on the highly desirable North View in Westbury Park, a sought after and affluent area known for its attractive residential appeal and proximity to various local amenities, with ample free off street parking. Situated just a short distance from the Durdham Downs, this prime location offers an abundance of green space. The tranquil surroundings and convenient access to the Downs make it an ideal setting for both residents and businesses.

TENURE

Understood to be freehold.

BUSINESS RATES

The rateable value with effect from April 2023 is £4,600. 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: D (valid until December 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.

VIEWINGS

By appointment with Maggs & Allen.

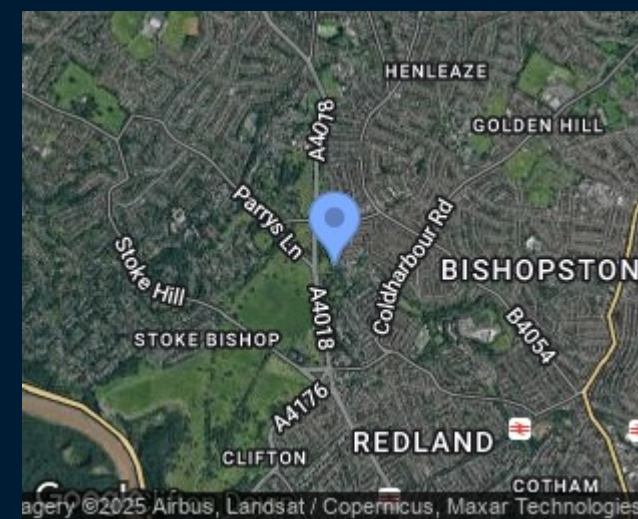
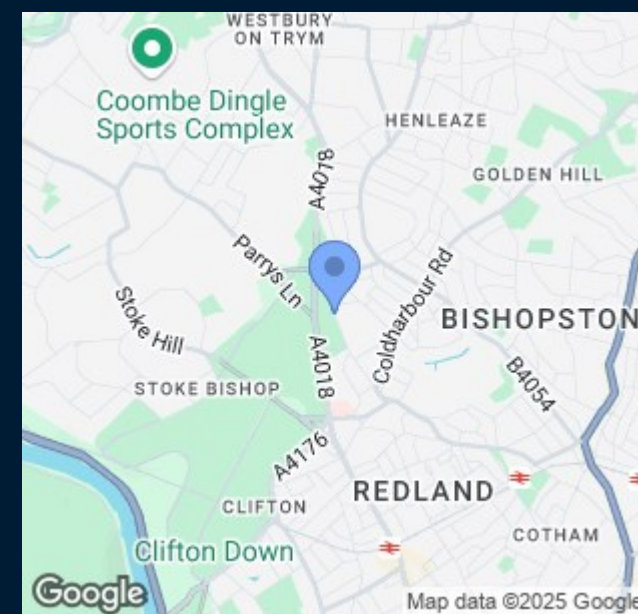
CONTROL OF ASBESTOS REGULATIONS

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

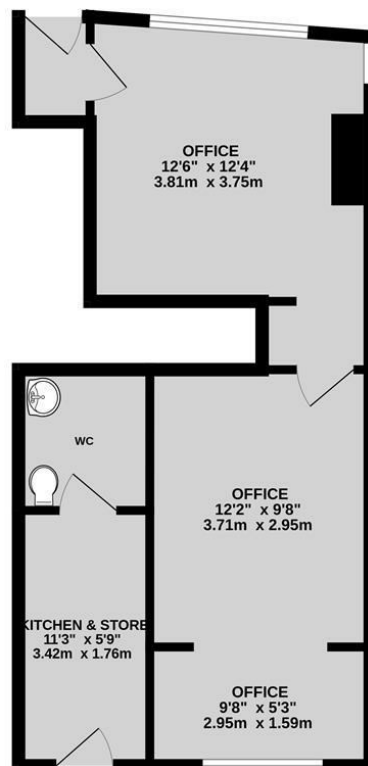
Please note the offices are to be sold subject to a lease back to the vendor at £15,500pa.





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.

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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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