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Property Consultants

maggs  
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commercial



## Ground Floor Shop, 115 Staple Hill Road, Fishponds, Bristol, BS16 5AD £25,000 Per Annum

**\*\*DOUBLE FRONTED RETAIL UNIT TO LET\*\***

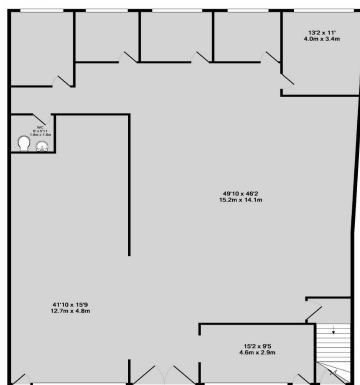
A substantial showroom of approximately 2641sqft, benefiting from a prominent retail frontage, situated on a main road between Fishponds and Staple Hill.

Also available For Sale for £275,000. The lower floor is also available by separate negotiation.





# Ground Floor Shop, 115 Staple Hill Road, Fishponds, Bristol, BS16 5AD



Maggs & Allen has been made to ensure the accuracy of the floor plan. However, it is not a guarantee. The floor plan is for information only and should not be relied upon. The floor plan is for information only and should not be relied upon. The floor plan is for information only and should not be relied upon.

## DESCRIPTION

A double fronted ground floor showroom of approximately 2641sqft, predominantly open plan with partitioned offices at the rear. Benefits include a forecourt to the front providing off street parking.

## LOCATION

Situated on the border of Fishponds and Staple Hill, the property offers good access to the ring road and M32/M4 motorway networks.

## LEASE DETAILS

Offered To Let on a new Fully Repairing and Insuring Lease, with terms to be negotiated. Each party will be responsible for their own legal costs.

## BUSINESS RATES

The current rateable value includes the basement. We therefore anticipate that the property would require re-rating.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## PLANNING

We are informed the unit currently benefits from B1(c) light industrial use, but offers potential for A1 retail, subject to obtaining the necessary consents.

## FLOORPLAN

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

## NOTES

The property is available on the following terms:

The Ground Floor and basement are available For Sale at £395,000 or To Let at £38,000 per annum.

The flat above is also available For Sale via separate negotiation.

The Ground Floor is available For Sale at £275,000 or To Let at £25,000 per annum.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

## VAT

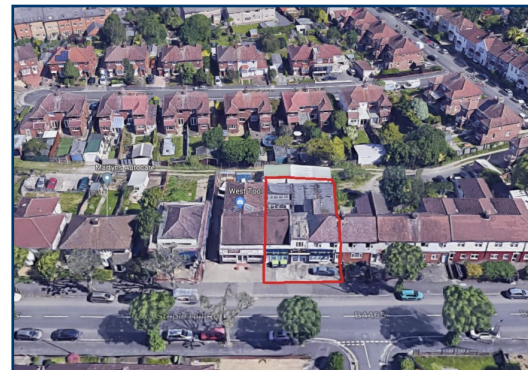
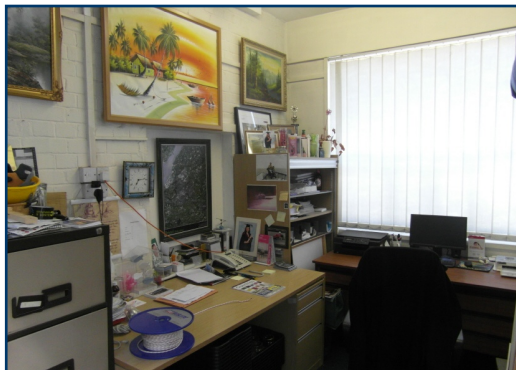
All figures quoted are exclusive of VAT unless otherwise stated.

## CONTROL OF ASBESTOS

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

## VIEWINGS

By Appointment with Maggs and Allen.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

