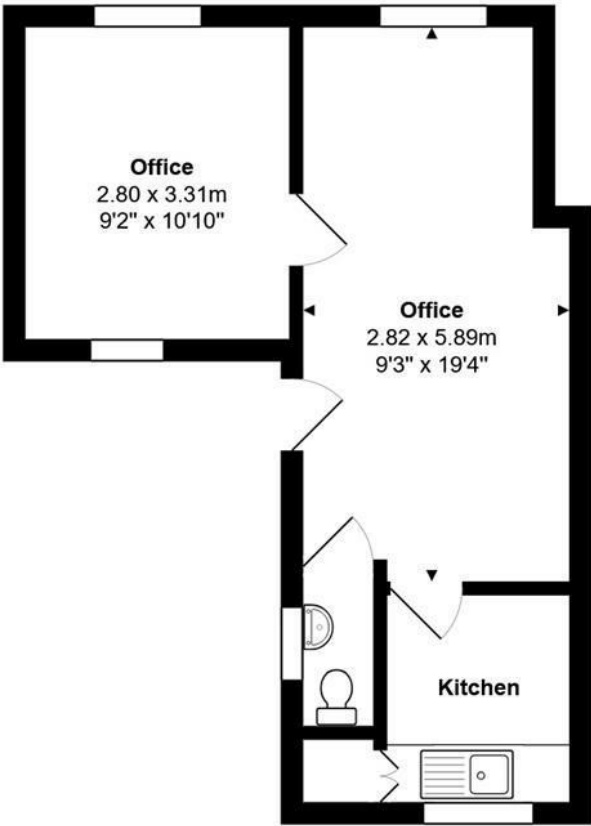
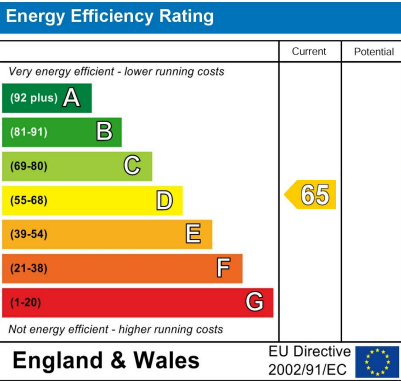




Total Area: 32.2 m² ... 346 ft²

All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol BS31 1DP
Tel: 0117 9868300 email: lettings@daviesandway.com

478B Bath Road, Saltford, Bristol, BS31 3DJ



£750 Per Month

Newly refurbished Self containing offices with covered parking, located in the heart of the village set back from the A4

- Newly refurbished, self contained on the ground floor and immediately available
- Ideal as surgery, offices, showroom or consulting rooms
- Central village location between Bath and Bristol, set back from A4
- Excellent public transport links
- Overall 32.2 sqm (346sqft)
- Two connected rooms
- Kitchenette and cloakroom with WC
- Extensively double glazed
- Electric heating
- Two parking spaces - one covered under car port



478B Bath Road, Saltford, Bristol, BS31 3DJ

These self contained offices would be ideal for a small business, as consulting rooms or a surgery and offers a unique opportunity for businesses seeking a prime location. Spanning an area of 346 square feet, the offices are designed to provide a comfortable and productive environment.

The property benefits from its strategic position, ensuring excellent visibility and accessibility for both clients and employees. With its proximity to local amenities and transport links, this office is ideal for those who value convenience and connectivity.

The interior of the office is well-appointed, allowing for a variety of layouts to suit your business needs. Whether you are a start-up looking for your first space or an established company seeking a new base, this office provides the perfect canvas to create a thriving work environment.

The City of Bristol is 7 miles, Bath 5 miles and the town of Keynsham (the nearest railway station) 2.4 miles.

OFFICE 5.89m x 2.72m reducing to 2.34m (19'3" x 8'11" reducing to 7'8")

Double glazed entrance door. Double glazed window to rear and two electric heaters.

OFFICE 3.31m x 2.80m (10'10" x 9'2")

Window to front aspect and double glazed window to rear.

KITCHENETTE 2.18m x 1.74m (7'1" x 5'8")

Double glazed window to front aspect. Electric heater. Fitted wall and floor units with inset sink.

CLOAKROOM WITH WC

WC and wash basin. Window to side aspect.

PARKING

Two parking spaces to the front, one under a car port.

TERMS

The offices are available to let on a new lease of at least 5 years, with an upward only rent review at year 3. The landlord is responsible for external repairs with the tenant responsible for internal repairs, water, electric etc.

The rental is £9000pa (£750 per calendar month) with the rent being paid monthly in advance. This excludes all other outgoings, taxes, business rates etc

Each party is responsible for their own costs of the transaction although the tenant will contribute £500 towards the landlords legal expenses, with a undertaking to be given prior to a draft lease being issued.

BUSINESS RATES

The current Rateable Value (with effect from 1/4/26) is £9,200. It is anticipated that small business rate relief will be available. Applicants should make their own enquiries.

VIEWING

Strictly by appointment with the Saltford office. Please meet at our office at 489 Bath Rd Saltford BS31 3BA where a member of staff will accompany you to the property.

