

MAGGS & ALLEN

COTTLE ROAD
BRISTOL, BS14 8QR



£750 PER MONTH

A ground floor E class property of approximately 663 sq ft situated on Cottle Road in Stockwood. The property benefits from roller shutters, suspended ceiling and rear access. The use class covers a variety of uses such as office, hair and beauty and many others, but would not be suitable for a restaurant, takeaway convenience store.

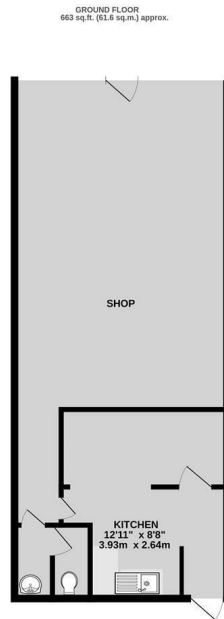
The shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

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21, COTTLE ROAD, BRISTOL, BS14 8QR



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. These figures are for general guidance only and should not be relied upon for any purpose other than that for which they are intended. The figures are not intended to be used as a guarantee as to their accuracy or efficiency can be given.
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DESCRIPTION

A ground floor E class property of approximately 663 sq ft situated on Cottle Road in Stockwood. The property benefits from roller shutters, suspended ceiling and rear access. The use class covers a variety of uses such as office, hair and beauty and many others. Please note, the landlord will not consider a convenience store on this occasion.

LEASE DETAILS

The shop is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £5,000. 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)

Rating: D

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

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

VIEWINGS

By appointment.

TENANT APPLICATION FEE

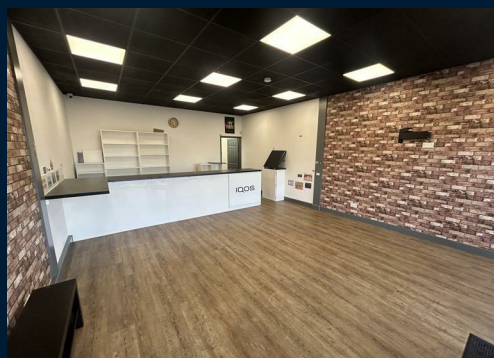
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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 (Paragraph)

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



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.