

MAGGS & ALLEN

45 WEST TOWN ROAD
BACKWELL, BRISTOL, BS48 3HG



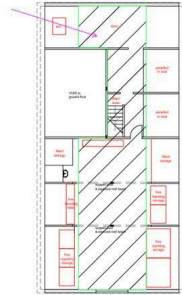
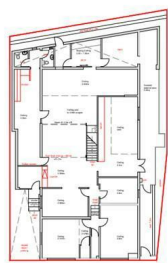
£15,000 PER ANNUM

Detached 2 storey workshop/office unit of approximately 3,720 sq ft located in a prominent position on West Town Road in Backwell. The property is arranged as open plan workshop space with front office space and adjoining facilities. The property benefits from a loading bay, great road frontage and off street parking for one vehicle. The property would suit a variety of uses such as leisure, storage, workshop, offices or other uses within the E use class, subject to consent. Offered to let on a new Full Repairing and insuring basis. Please note the landlord may also consider a sale of the property.

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DESCRIPTION

Detached 2 storey workshop/office unit of approximately 3,720 sq ft arranged as open plan workshop space with front office space and adjoining facilities. The property benefits from a loading bay, great road frontage and off street parking for one vehicle. The property would suit a variety of uses such as storage, leisure, workshop, offices or other uses within the E use class, subject to consent.

LOCATION

The property is situated in a prominent position on West Town Road in Backwell, located approximately 7 miles from Bristol. The property is within close proximity to a mixed parade of retail units, café and restaurants.

LEASE DETAILS

The property 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 £15,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (expires March 2027)

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.

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

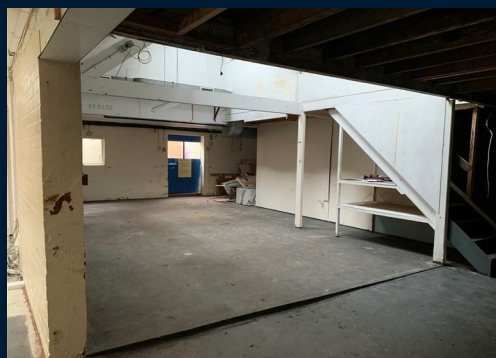
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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

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

NOTES

The landlord may also consider a sale of the property.



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.