



# MAGGS & ALLEN

HALLEN MOTOR CO  
COLLINS STREET  
AVONMOUTH  
AVONMOUTH  
BRISTOL, BS11 9JJ

**£35,000 Per Annum**

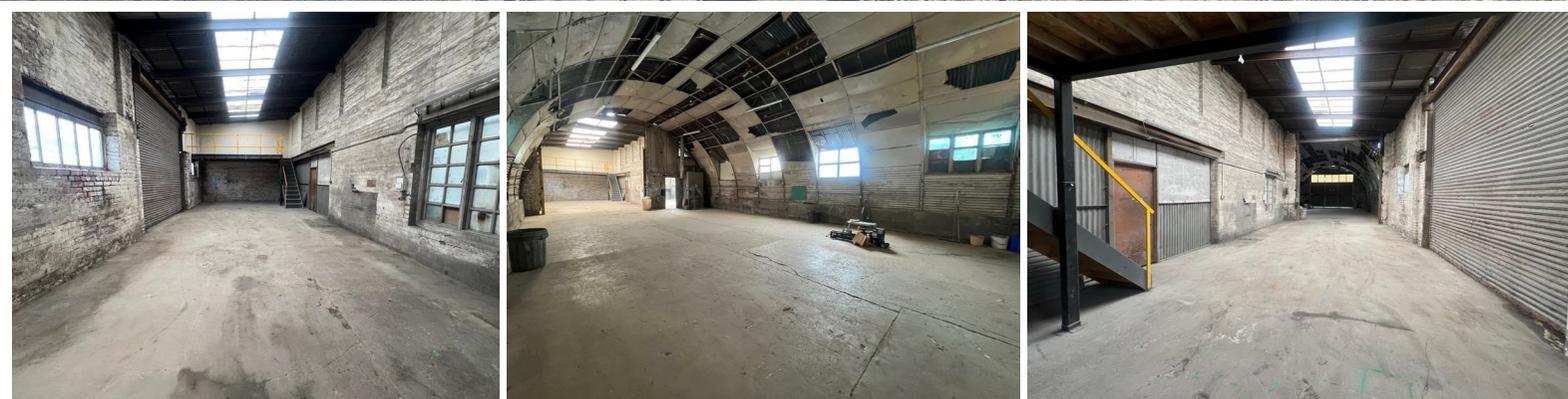
- Approx. 4,800 ft<sup>2</sup>
- Former Vehicle Repair Garage
- Forecourt
- Easy Access to Junction 18 of the M5
- New Lease Available
- Flexible Lease Terms



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A former vehicle repair garage of approximately 4,800 ft<sup>2</sup> arranged as a various workshops/garages with office and mezzanine and additional yard/forecourt providing access and off street parking. Flexible lease terms will be considered.

## LOCATION

The unit is located on the junction of Collins Street and Portview Road in Avonmouth, within easy reach of the M5, Bristol Portway, and also the shops and amenities in Avonmouth village.

## BUSINESS RATES

The rateable value with effect from April 2023 is £19,500.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The unit is available to let on a new Full Repairing and Insuring Lease, although the client is willing to consider alternative/flexible/short lease terms. Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

The incoming 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.

## FLOOR PLAN

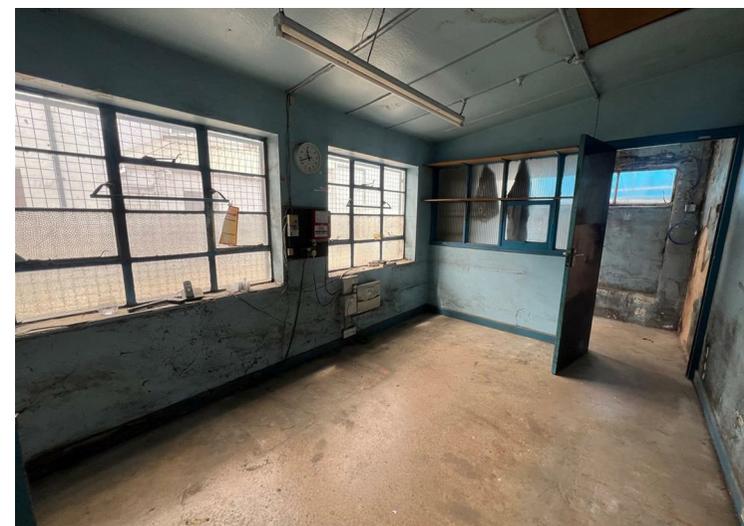
The floor plan is provided for indicative purposes only and should not be relied upon.

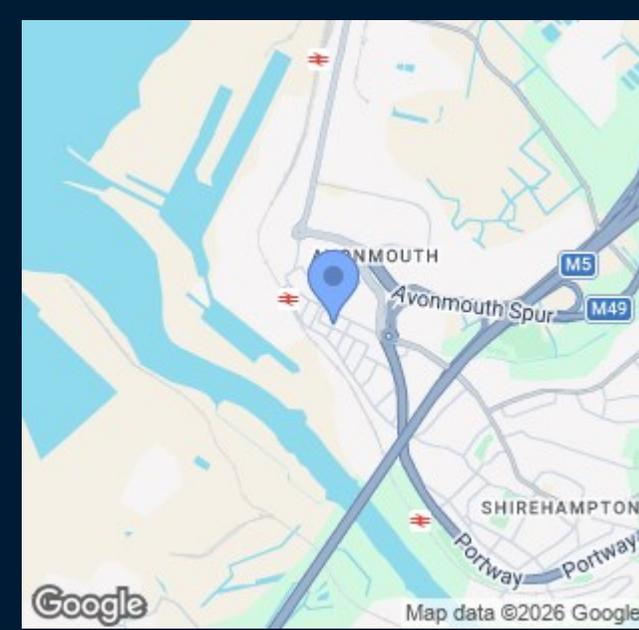
## VIEWINGS

By appointment.

## CONTROL OF ASBESTOS REGULATIONS

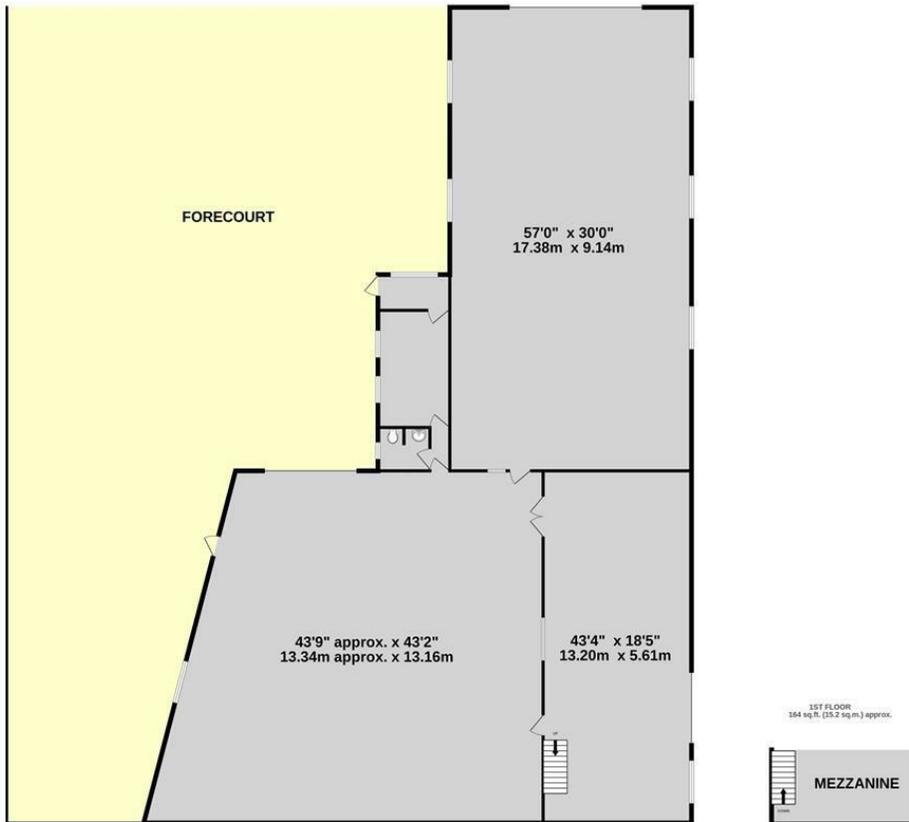
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





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  
4623 sq.ft. (429.3 sq.m.) approx.



TOTAL FLOOR AREA : 4785 sq.ft. (444.6 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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