# MAGGS &ALLEN

THE STUDIO
THE MILL, PARNALL ROAD
FISHPONDS, BRISTOL, BS16 3JG



# £600 PER CALENDAR MONTH

A ground floor former recording studio of approximately 550 ft $^2$  / 51m $^2$  with wc. A further workshop of approx. 760 ft $^2$  located within the same development, is also available to let by separate negotiation.

The unit is located just off Lodge Causeway in Fishponds and is available to let on a new internal repairing and insuring basis.

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#### **DESCRIPTION**

A ground floor former recording studio of approximately 550  $ft^2 / 51m^2$  with wc. A further workshop of approx. 760  $ft^2$  is also available to let in the same development, by separate negotiation.

### **LOCATION**

The unit is located just off Lodge Causeway in Fishponds, providing easy access to Fishponds Road and Morrisons supermarket.

#### **BUSINESS RATES**

The unit is currently rated within a neighbouring demise and will therefore need to be rated separately. We would anticipate a rateable value below the small business threshold and therefore, small businesses may be eligible for 100% exemption at this time. However, interested parties should confirm directly with Bristol City Council.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

Rating: E. Valid until 16 November 2035.

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

The unit is available to let on a new internal repairing and insuring basis. The tenant will therefore be liable for a fair proportion of the buildings insurance premium, and for the use of the services/utilies, although the landlord is intending to install a sub meter for the electric. Each party to incur their own respective legal fees.

## **FLOOR PLAN**

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

#### **VIEWINGS**

By appointment.

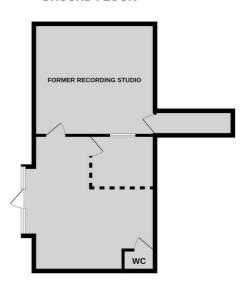
#### TENANT APPLICATION FEE

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.

#### **GROUND FLOOR**



wmiss every attempt has been made to ensule the accuracy of the incorpan contained nere, measurements of doors, windows, rooms and any other items are approximate and no responsibility is dated 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 guarante as to their operability or efficiency can be given.







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.