

MAGGS & ALLEN

27 CLEEVE WOOD ROAD
DOWNEND, BRISTOL, BS16 2SF



£30,000 PER ANNUM

A ground floor former car showroom extending to approximately 1,826 sq ft. The property features a large, highly prominent frontage and benefits from ample on-site parking. It is suitable for a variety of uses, subject to the necessary consents. The property is located on Cleeve Wood Road in Downend and benefits from easy access to the M32 motorway network.

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

Please note the landlord will not consider a convenience/grocery store on this occasion.

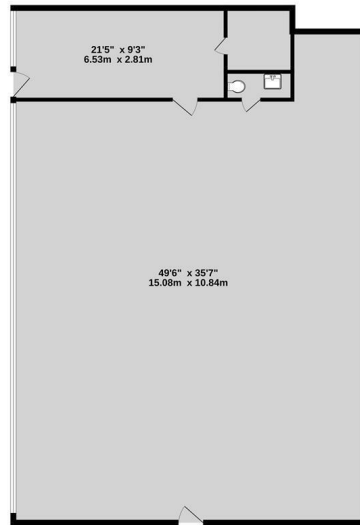
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

27 CLEEVE WOOD ROAD, DOWNEND, BRISTOL, BS16 2SF

GROUND FLOOR
1826 sq.ft. (169.7 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of plans, sections, elevations and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This document is for general guidance only and should not be relied upon for any specific purpose. The accuracy of the information is not guaranteed. Made with Metaphor 12/2021

DESCRIPTION

A ground floor former car showroom extending to approximately 1,826 sq ft. The property features a large, highly prominent frontage and benefits from ample on site parking. It is suitable for a variety of uses, subject to the necessary consents.

Please note the landlord will not consider a convenience/grocery store on this occasion.

LOCATION

The property is located on Cleeve Wood Road in Downend and benefits from easy access to the M32 motorway network.

BUSINESS RATES

The rateable value with effect from April 2026 is £20,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B

LEASE DETAILS

The premises is available to let on a new Full Repairing and Insuring Lease. 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.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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

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.