

MAGGS & ALLEN

115 WEST STREET
BEDMINSTER, BRISTOL, BS3 3PD



£16,200 PER ANNUM

Ground floor industrial unit/workshop of approximately 1,256 sq ft arranged as open plan workspace with adjoining storage and workshop space. The unit benefits from roller shutter access. Please note the landlord will not consider a vehicle repairs occupier on this occasion.

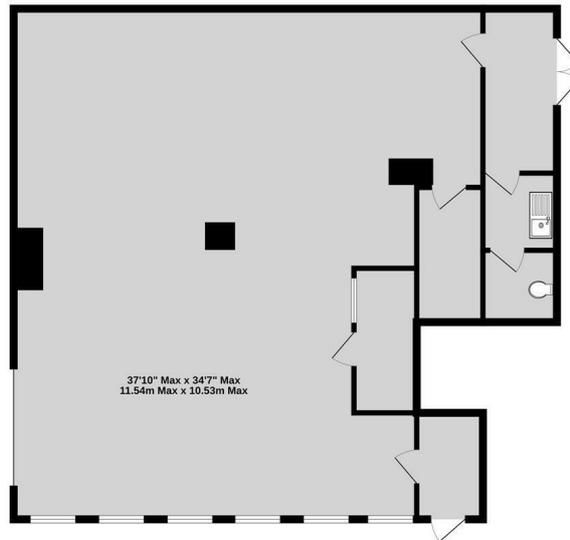
Situated on West Street, Bedminster the unit is conveniently located providing easy access to Bristol City Centre.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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GROUND FLOOR



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, ground and other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. It is recommended that you obtain a professional survey of the property before making any offer or purchase. The accuracy of the figures and the plan is not guaranteed and no guarantee is given as to their accuracy or efficiency can be given. Maggs & Allen (2022)

DESCRIPTION

Ground floor industrial unit/workshop of approximately 1,256 sq ft arranged as a workshop space with adjoining storage, the unit benefits from roller shutter access. Please note the landlord will not consider a vehicle repairs occupier on this occasion.

LOCATION

Situated on West Street, Bedminster the unit is conveniently located providing easy access to Bristol City Centre.

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 £13,250. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - Expires 2033

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

TENANT APPLICATION FEE

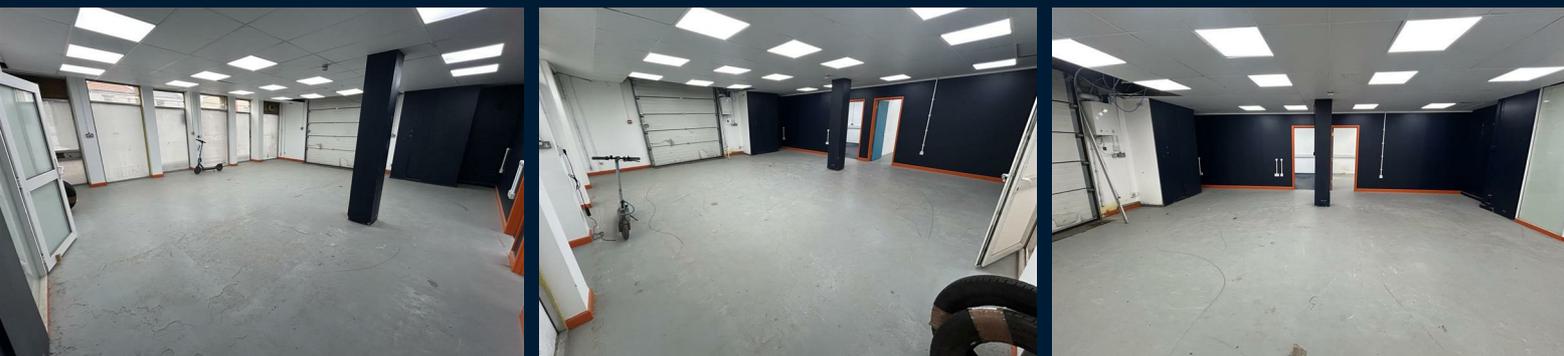
The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.