

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 ft² / 51m² with wc. A further workshop of approx. 760 ft² 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 ft² / 51m² with wc. A further workshop of approx. 760 ft² 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/utilities, 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.

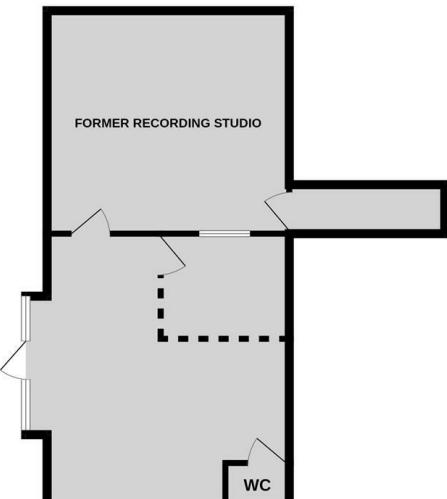
TENANT APPLICATION FEE

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



Whilst every attempt has been made to ensure the accuracy of the description 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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