

# MAGGS & ALLEN

THE COMMON  
PATCHWAY, BRISTOL, BS34 6AS



£700 PER MONTH

OFFICE/STUDIO TO LET

A former chapel of approximately 600 ft<sup>2</sup> most recently used as an office, although could suit a Pilates studio or alike. The unit benefits from Electric Infrared heating panels, intruder alarm, kitchenette, toilet facilities and double glazing. The property is located in a pleasant and predominately residential location, within close proximity of Aztec West and the motorway networks.

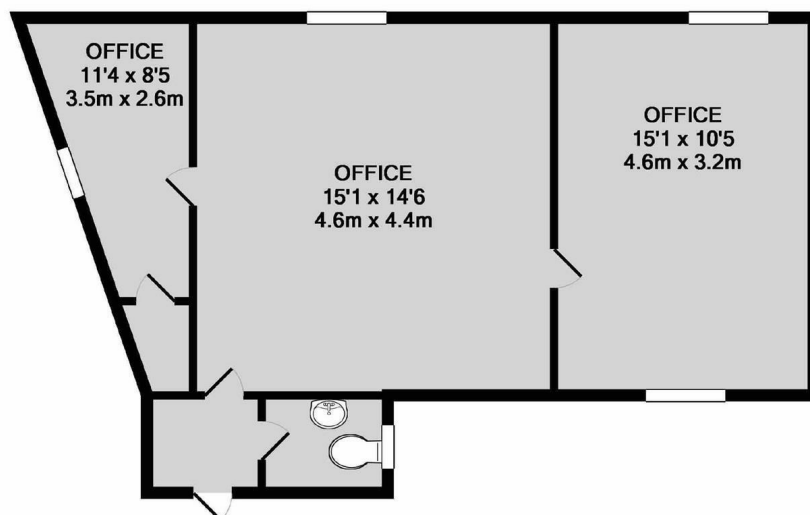
Offered to let on a new fully repairing and insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# THE FORMER CHAPEL, THE COMMON, PATCHWAY, BRISTOL, BS34 6AS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

## DESCRIPTION

A former chapel of approximately 600 ft<sup>2</sup> most recently used as an office, although could suit a Pilates studio or alike. The unit benefits from Electric Infrared heating panels, intruder alarm, kitchenette, toilet facilities and double glazing.

## LOCATION

The property is situated on The Common just off the A38 in Patchway, providing easy access to motorway networks and city centre. Ample free, on-street parking is available surrounding the property.

## LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis. Each party to incur their own respective legal costs.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value effective from April 2023 is £5,400. We would therefore expect those eligible for small business relief could benefit from nil rates at this time, but we advise all interested parties to confirm directly with South Gloucestershire council.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E. Valid until 15 May 2035.

## VIEWING

Strictly by appointment with Maggs & Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.



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.