

MAGGS & ALLEN

UNIT 10 MEAD COURT
THORNBURY, BRISTOL, BS35 3UW

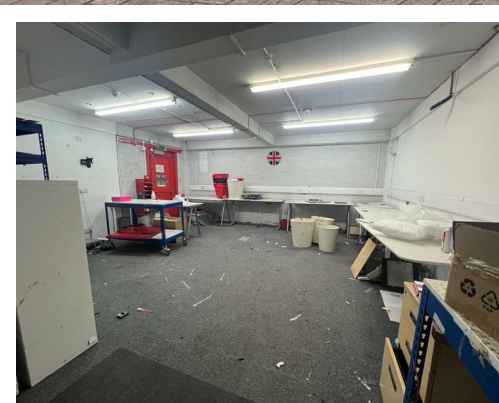
£30,000 Per Annum

- Two Storey Unit
- Approx. 3,135 ft²
- Roller Shutter Access
- Air Conditing/Central Heating
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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DESCRIPTION

An end of terrace, two storey unit, arranged as a ground floor workshop with reception and offices, with further first floor office accommodation. The unit benefits from air conditioning, gas central heating, roller shutter access and off street parking to the front.

LOCATION

The unit is located to the rear of 'Kwik-Fit' just off 'Cooper Road' in Thornbury.

ACCOMODATION

Ground Floor: Approx. 1,702 ft² (GIA)

First Floor: Approx. 1,433 ft² (GIA)

Total: Approx. 3,135 ft² / 291.3 m².

VAT

We understand the unit is opted for VAT and therefore VAT will be applied to the rent.

ENERGY PERFORMANCE CERTIFICATE

Rating: C. Valid until 6 September 2027.

LEASE DETAILS

The unit is available to let on a new fully repairing and insuring basis, subject to estate service charge. Each party to incur their own legal costs.

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.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £32,000.

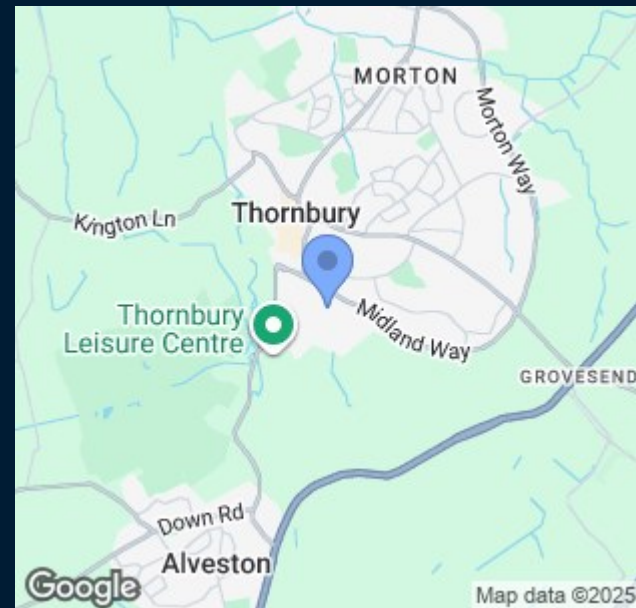
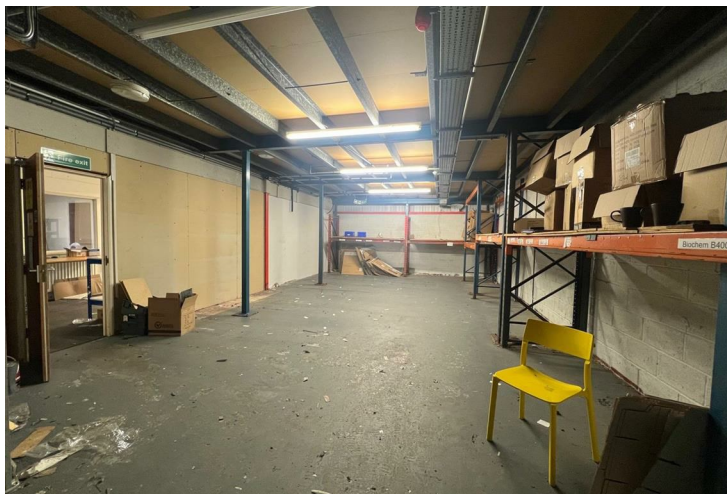
VIEWINGS

Strictly by appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

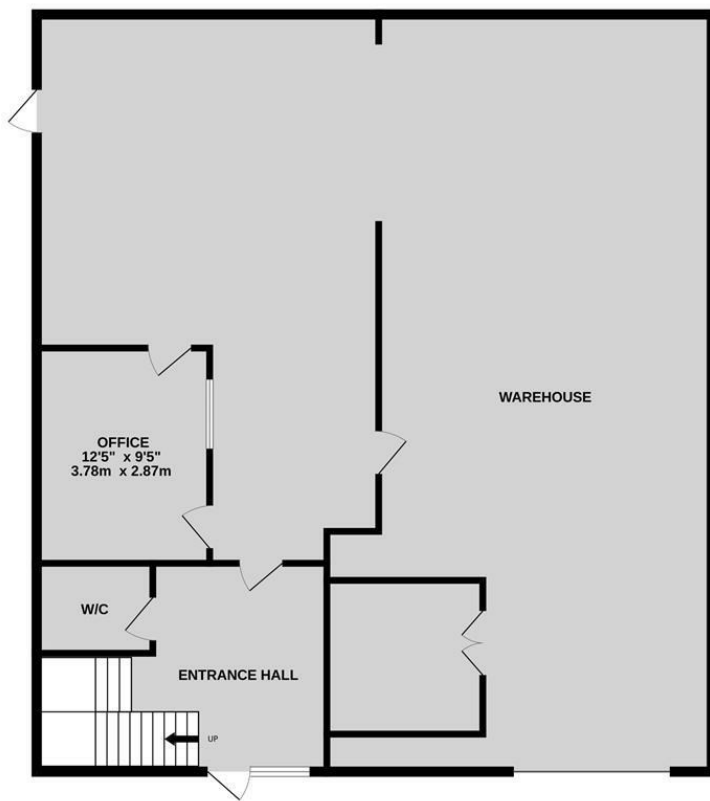
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



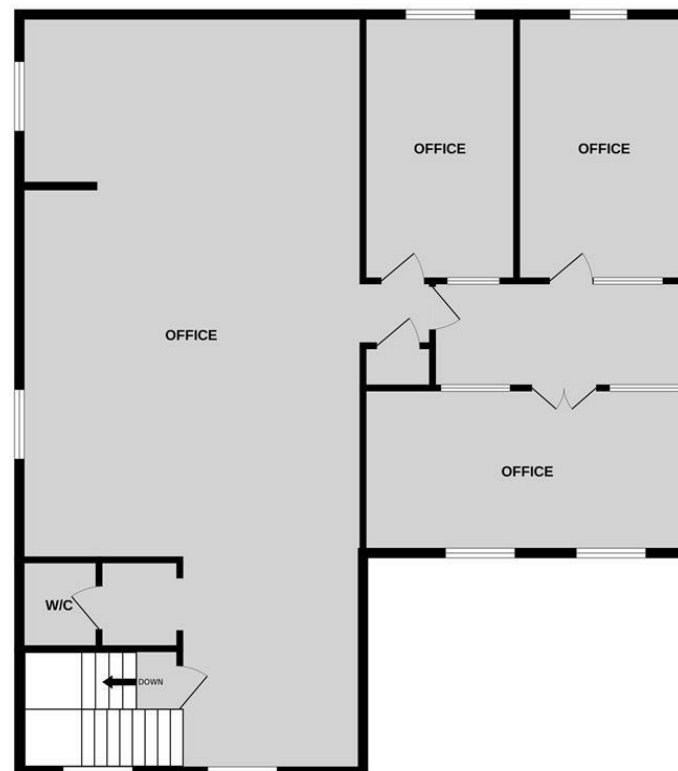


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

GROUND FLOOR
1702 sq.ft. (158.1 sq.m.) approx.



1ST FLOOR
1433 sq.ft. (133.1 sq.m.) approx.



TOTAL FLOOR AREA : 3135sq.ft. (291.3 sq.m.) approx.

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