



# MAGGS & ALLEN

2 RICHMOND ROAD  
MANGOTSFIELD, BRISTOL, BS16 9HB

**£60,000 Per Annum**

- Substantial Showroom
- Forecourt Parking
- Large Yard
- Approx, 5,340 ft<sup>2</sup> / 496m<sup>2</sup>
- New Lease Available



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

## DESCRIPTION

A large showroom of approximately 5,340 ft<sup>2</sup> / 496m<sup>2</sup> with forecourt parking and a large, enclosed yard to the rear. The unit is situated in Mangotsfield, on the junction of Richmond Hill and St James St and would suit a convenience store or alike. The unit is currently internally partitioned to create a showroom area, store rooms and various offices but would be predominantly open plan if the partitions were removed.

## LOCATION

The property is located in a prominent position on Richmond Road, Mangotsfield in North-East Bristol.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £55,000, and £69,500 from April 2026.

## ACCOMODATION

The unit measures approximately 5,340 ft<sup>2</sup> / 496m<sup>2</sup> and benefits from forecourt parking with vehicular access to a larger enclosed yard to the rear.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D. Valid until 8th January 2036.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## LEASE DETAILS

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

## LOCAL AUTHORITY

South Gloucestershire Council.

## FLOOR PLAN

The floor plan, aerial plan and floor areas are provided for indicative purposes only and should not be relied upon.

## TENANT APPLICATION FEE

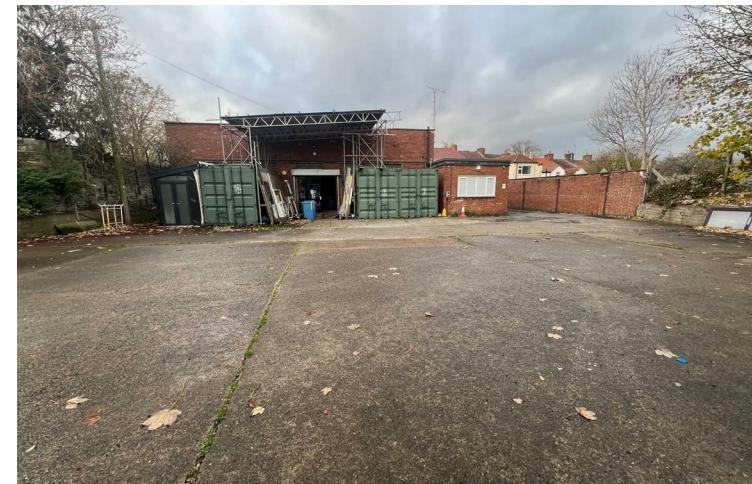
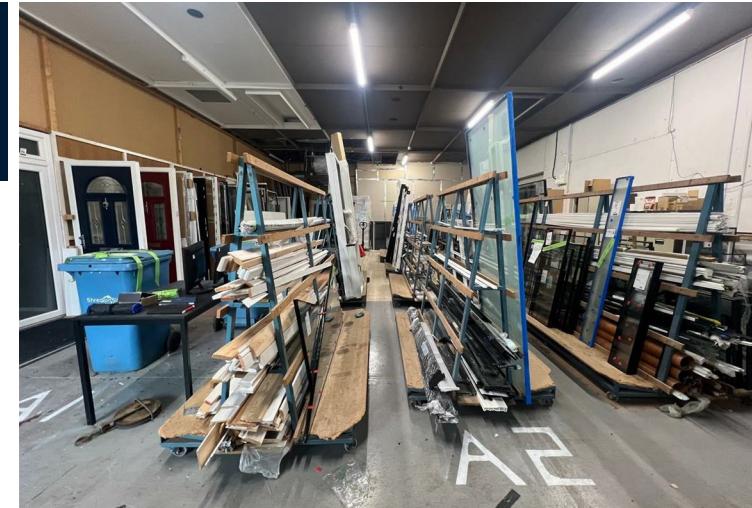
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

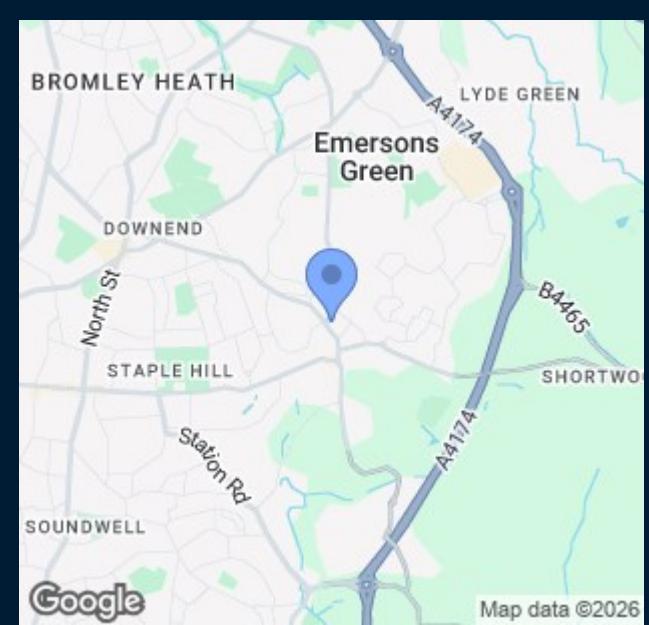
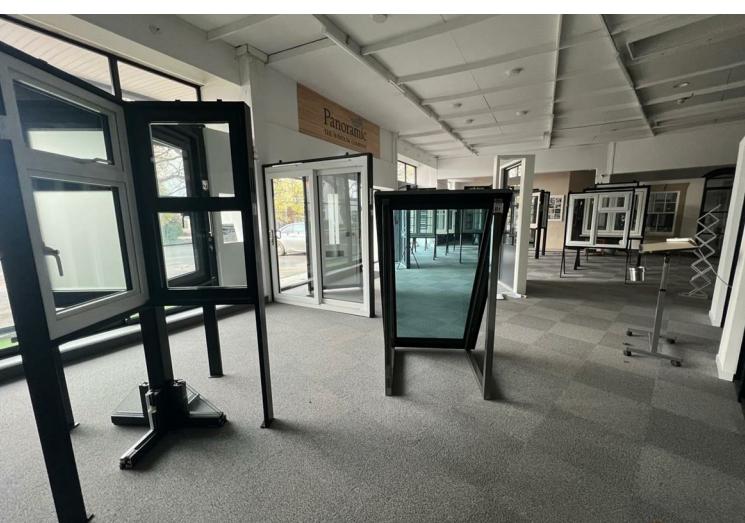
## VIEWINGS

By appointment.

## CONTROL OF ASBESTOS REGULATIONS

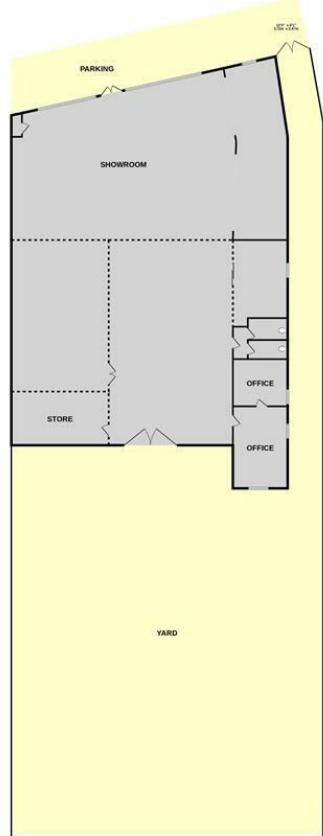
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.

GROUND FLOOR  
5343 sq.ft. (496.3 sq.m.) approx.



TOTAL FLOOR AREA : 5343 sq.ft. (496.3 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. The floorplan is for guidance only and is not to 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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