

# MAGGS & ALLEN

JARRETTS GARDEN CENTRE, THE PARK

WILLSBRIDGE, BRISTOL, BS30 6EE

**£495 Per Month**

- Commercial units
- Ranging from approx. 154 sq ft - 160 sq ft
- Lovely setting
- Ample free parking on site



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

A selection of commercial units ranging from approximately 154 sq ft to 160 sq ft are now available to let. These flexible spaces are suitable for a variety of business uses, subject to consent.

Ideally suited to start ups, sole traders, and small or growing businesses, these units offer an excellent opportunity to establish or expand your venture within a vibrant and supportive business environment.

## LOCATION

These commercial units are situated within the well established Jarretts Garden Centre. The site enjoys a highly convenient location just off the A431 Bath Road in Willsbridge, making it easily accessible for customers and clients traveling from both Bristol and Bath.

## PARKING

Ample free parking available on site.

## CURRENT AVAILABILITY

No1 Willow Tree Hub - £595pcm (approx. 160 sq ft)

No2 A The Courtyard - £425pcm (approx. 154 sq ft)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

## FLOOR PLAN

The floor plans are provided for indicative purposes only and should not be relied upon.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

The incoming 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

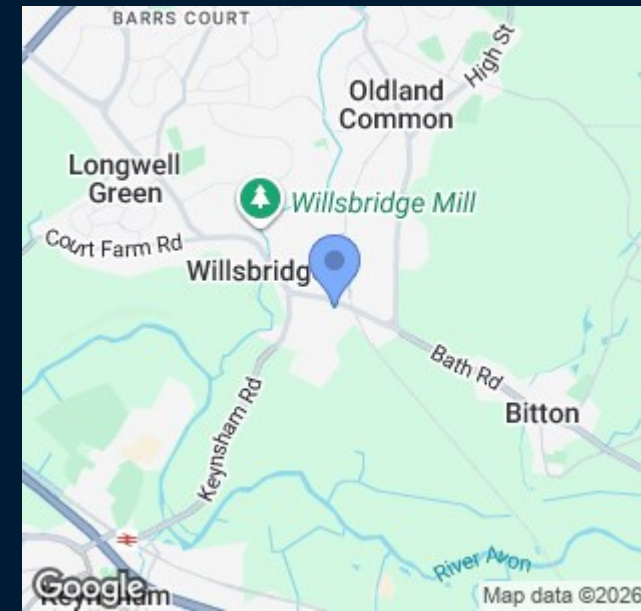
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

## 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.







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  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 160 sq.ft. (14.9 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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