

MAGGS & ALLEN

23 COTTELE ROAD
STOCKWOOD, BRISTOL, BS14 8QR



£750 PER MONTH

A ground floor E class property of approximately 700 sq ft situated on Cottle Road in Stockwood. The property benefits from roller shutters, suspended ceiling and rear access. The use class covers a variety of uses such as office, hair and beauty and many others. Please note, the landlord will not consider a convenience store on this occasion.

The offices/shop will be available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

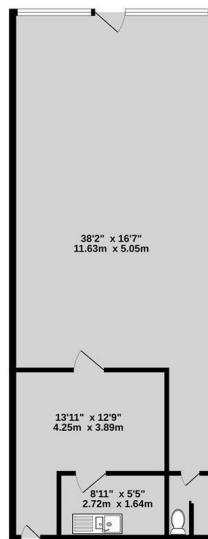
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GROUND FLOOR
700 sq. ft. (65.0 sq. m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.
Whilst every endeavour 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 errors, 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 is given as to their operability or efficiency can be given.
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DESCRIPTION

A ground floor E class property of approximately 700 sq ft situated on Cottle Road in Stockwood. The property benefits from roller shutters, suspended ceiling and rear access. The use class covers a variety of uses such as office, hair and beauty and many others. Please note, the landlord will not consider a convenience store on this occasion.

LEASE DETAILS

The offices/shop will be available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value with effect from April 2026 is £7,500. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

FLOOR PLAN

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

VIEWINGS

By appointment

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

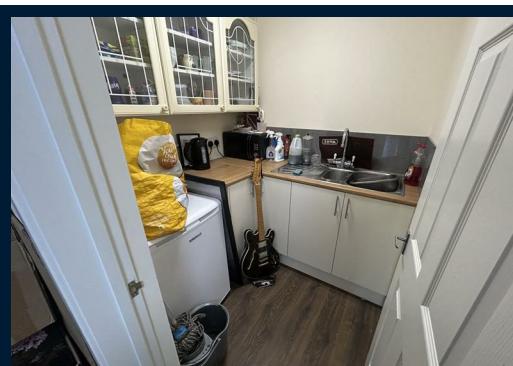
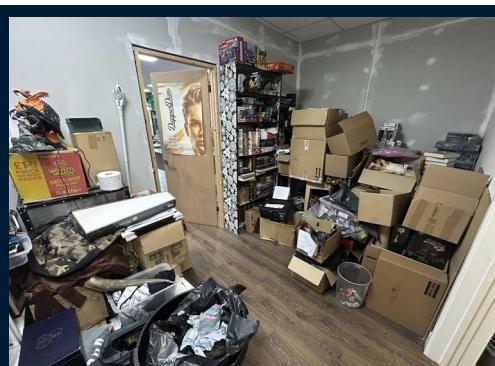
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

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.