

MAGGS & ALLEN

THE WORKSHOP
THE MILL, PARNALL ROAD
FISHPONDS, BRISTOL, BS16 3JG



£750 PER CALENDAR MONTH

A ground floor workshop/store of approximately 760 ft² / 71m² with wc. The unit benefits from double doors and windows to the front. A further smaller studio (of approx. 550 ft²) is also available to let within the same development by separate negotiation.

The unit is located just off Lodge Causeway in Fishponds and is available to let on a new internal repairing and insuring basis.

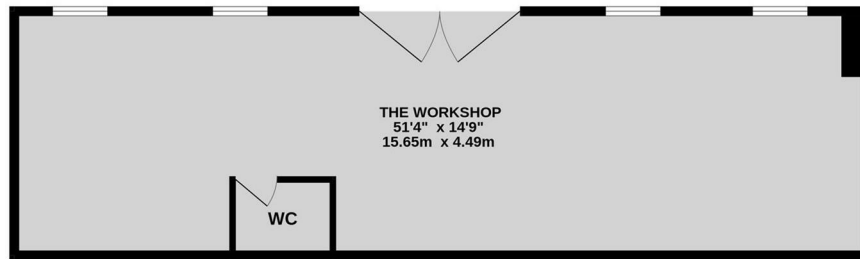
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GROUND FLOOR



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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DESCRIPTION

A ground floor workshop/store of approximately 760 ft² / 71m² with wc. The unit benefits from double doors and windows to the front. A further smaller studio (approx 550 ft²) is also available to let within the same development by separate negotiation.

LOCATION

The unit is located just off Lodge Causeway in Fishponds, providing easy access to Fishponds Road and Morrisons supermarket.

BUSINESS RATES

The unit is currently rated within a neighbouring demise and will therefore need to be rated separately. We would anticipate a rateable value below the small business threshold and therefore, small businesses may be eligible for 100% exemption at this time. However, interested parties should confirm directly with Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C. Valid until 16 November 2035.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment.

LEASE DETAILS

The unit is available to let on a new internal repairing and insuring basis. The tenant will therefore be liable for a fair proportion of the buildings insurance premium, and for the use of the services/utilities, although the landlord is intending to install a sub meter for the electric. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

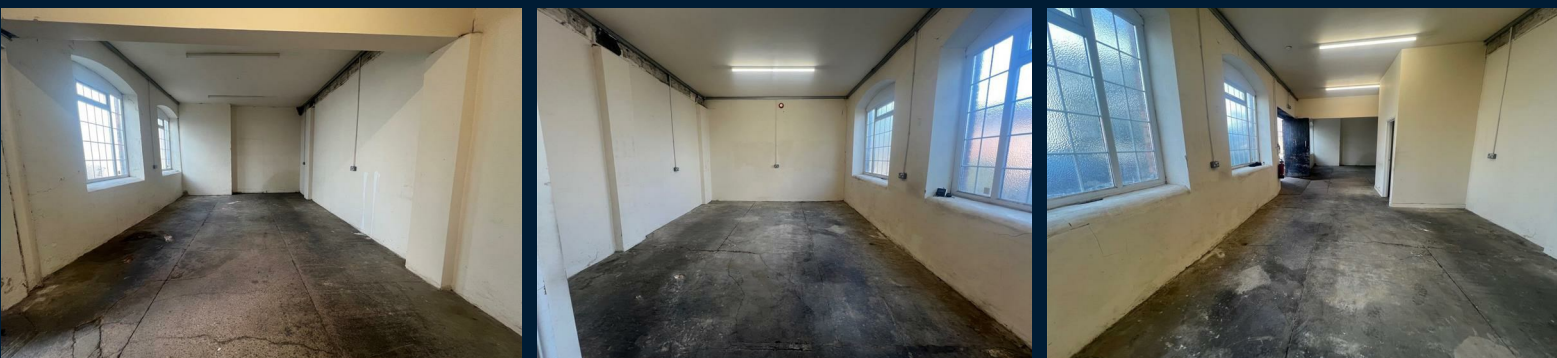
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

FLOOR PLAN

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

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.