

# MAGGS & ALLEN

450 WELLS ROAD  
KNOWLE, BRISTOL, BS14 9AF



£16,000 PER ANNUM

Retail unit of approximately 1,371 sq ft comprising a ground floor shop and basement level. The property offers significant outdoor space, including a large forecourt to both the front and side with a car park located at the rear, offering off street parking.

The property is suitable for a variety of uses within use class E, subject to consent and is available to let on an effectively full repairing and insuring basis.

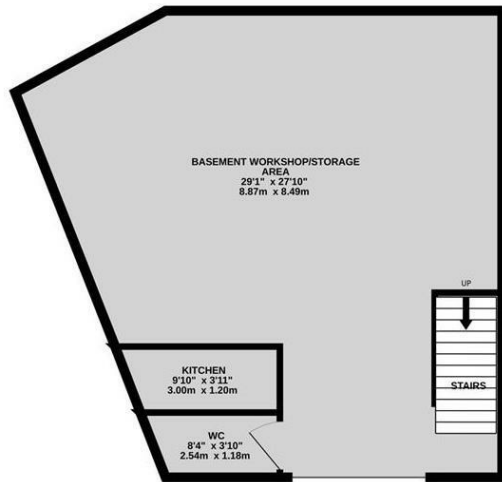
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

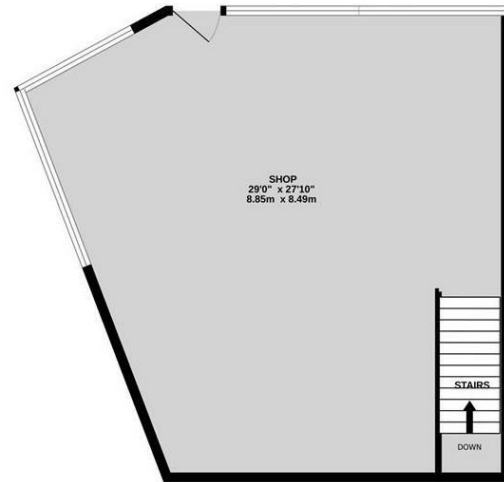
[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 450 WELLS ROAD, KNOWLE, BRISTOL, BS14 9AF

**BASEMENT LEVEL**  
685 sq.ft. (63.6 sq.m.) approx.



**GROUND FLOOR**  
686 sq.ft. (63.8 sq.m.) approx.



## DESCRIPTION

Retail unit of approximately 1,371 sq ft comprising a ground floor shop and basement level. The property offers significant outdoor space, including a large forecourt to both the front and side with a car park located at the rear, offering off street parking. The property is suitable for a variety of uses within use class E, subject to consent and is available to let on an effectively full repairing and insuring basis.

## LOCATION

The property is situated on the corner of Wells Road (A37) and Wootton Park (A4174) boarding Whitchurch, Brislington, Hengrove and Knowle, providing easy access to the A4 Bath Road and Bristol City Centre.

## LEASE DETAILS

The shop is available on a new effectively full repairing and insuring lease.

## BUSINESS RATES

The rateable value with effect from April 2023 is £8,600. 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)

EPC rating: C (valid until February 2033)

## FLOOR PLAN

The floor plan is 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

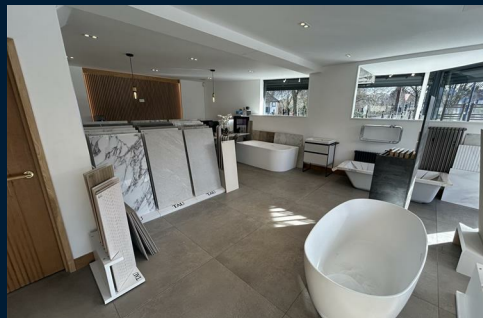
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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.