

MAGGS & ALLEN

21 COTTLE ROAD
STOCKWOOD, BRISTOL, BS14 8QR



ASKING PRICE £80,000

Ground floor commercial unit for sale situated on Cottle Road, Stockwood. The premises measures approximately 663 sq ft and is arranged as an open plan retail area with storage, kitchenette and toilet facilities to the rear. On street parking is available to the front of the property and adjoining roads. Offered for sale on a long leasehold basis with vacant possession suiting an owner occupier or investor.

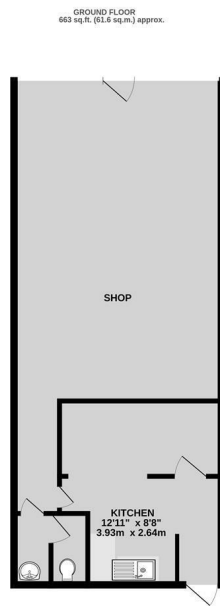
Please note the vendor may consider a letting of the shop at £725pcm.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

21 COTTLE ROAD, STOCKWOOD, BRISTOL, BS14 8QR



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for general guidance only and should not be used for legal purposes. The floor area is for general guidance only and should not be used for legal purposes. The floor area is for general guidance only and should not be used for legal purposes. The floor area is for general guidance only and should not be used for legal purposes.

DESCRIPTION

Ground floor commercial unit measuring approximately 663 sq ft, arranged as open plan retail area with storage, kitchenette and toilet facilities to the rear. On street parking is available to the front of the property and adjoining roads.

Please note the vendor may consider a letting of the shop at £725pcm.

LOCATION

The property is situated within a mixed parade of shops on Cottle Road, Stockwood.

TENURE

The property is available to purchase with vacant possession on the residue of a 125 year lease.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £5,000. 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: D

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.

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.

NOTES

Please note the vendor may consider a letting of the shop at £725pcm.



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.