

MAGGS & ALLEN

140 GLOUCESTER ROAD NORTH
FILTON, BRISTOL, BS34 7BQ



£12,000 PER ANNUM

A ground floor workshop/studio space with a first floor office above which is approximately 772 sq ft. The property benefits from parking directly outside for 3 vehicles along with a toilet and show facilities.

Situated on the A38 Gloucester Road North within a varied rank of mainly independent occupiers, offering a great road frontage and passing trade.

The property is available to let on a full repairing and insuring basis.

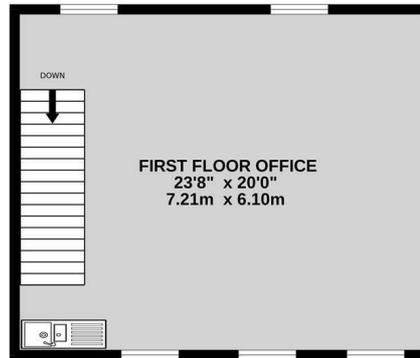
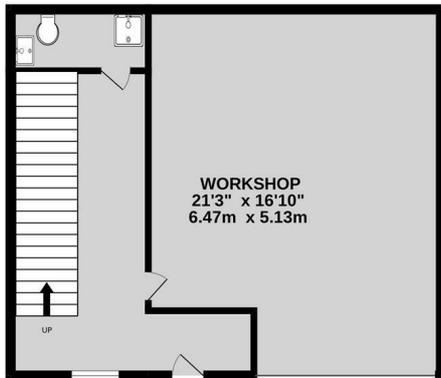
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GROUND FLOOR 772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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 is given as to their operability or efficiency can be given.
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DESCRIPTION

A ground floor workshop/studio space with a first floor office above which is approximately 772 sq ft. The property benefits from parking directly outside for 3 vehicles along with a toilet and kitchenette.

LOCATION

Situated on the A38 Gloucester Road North within a varied rank of mainly independent occupiers, offering a great road frontage and passing trade.

BUSINESS RATES

The rateable value with effect from May 2024 is £10,000. 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)

Rating: D

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

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

VIEWINGS

By appointment.

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.

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.



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.