



MAGGS  
& ALLEN

**UNIT 1.12 PAINTWORKS**  
PAINTWORKS, BRISTOL, BS4 3EH  
**Asking Price £169,950**





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## DESCRIPTION

A ground floor commercial studio of approximately 475 ft<sup>2</sup> with toilet and kitchenette. The unit benefits from 1 allocated parking space and offers the potential to install a mezzanine to increase the floor space further. In addition there is a visitors car park located close by. The unit is offered for sale with vacant possession.

## LOCATION

The property is situated within Paintworks, a contemporary development of a former Victorian factory converted to creative spaces and live/work units. The property is situated just off the A4 (Bath Road), Arnos Vale within close proximity to Bristol City Centre. Nearby occupiers include the popular 'Boca Bar' and an American style diner.

## FLOOR AREA

Approx. 475 ft<sup>2</sup> / 44m<sup>2</sup> (Gross Internal Area).

## TENURE

The unit is offered for sale on the residue of a long lease, and with vacant possession.

There is an estate service charge of circa £330 per quarter and ground rent circa £130 per annum.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £11,000. 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: E - valid to September 2034.

## FLOOR PLAN

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

## VAT

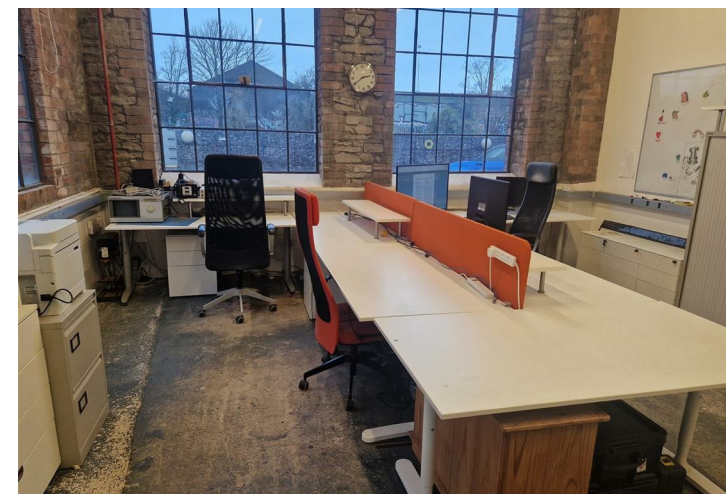
All figures quoted are exclusive of VAT unless otherwise stated. We understand the unit is opted for VAT and therefore VAT will be applied to the purchase price.

## VIEWINGS

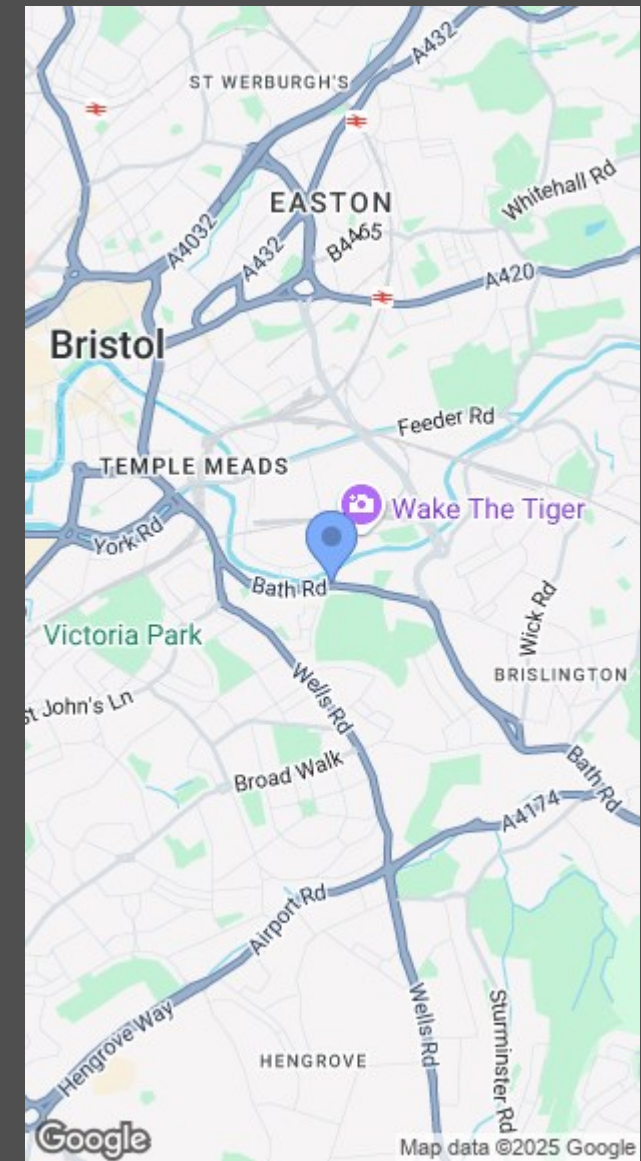
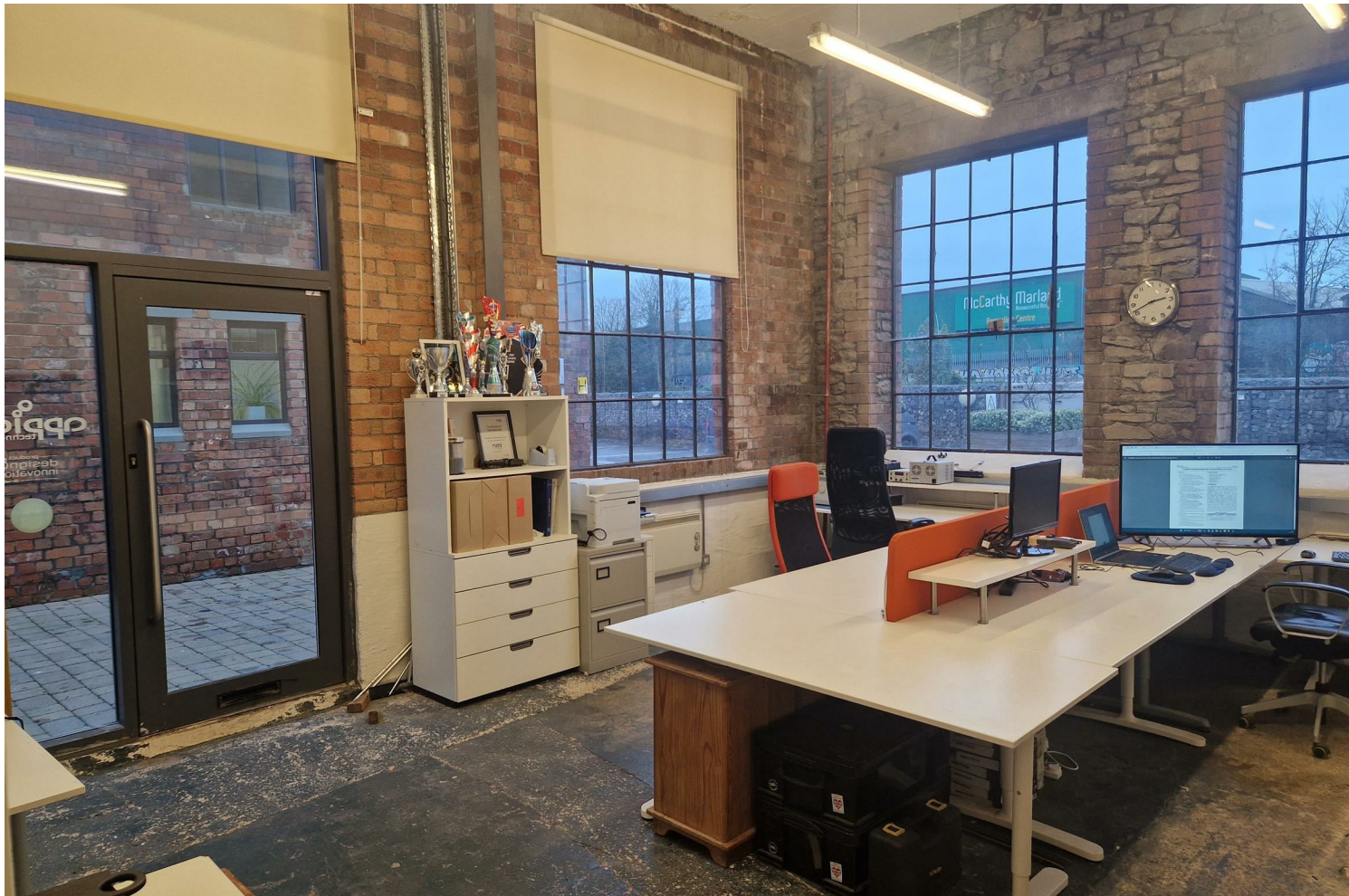
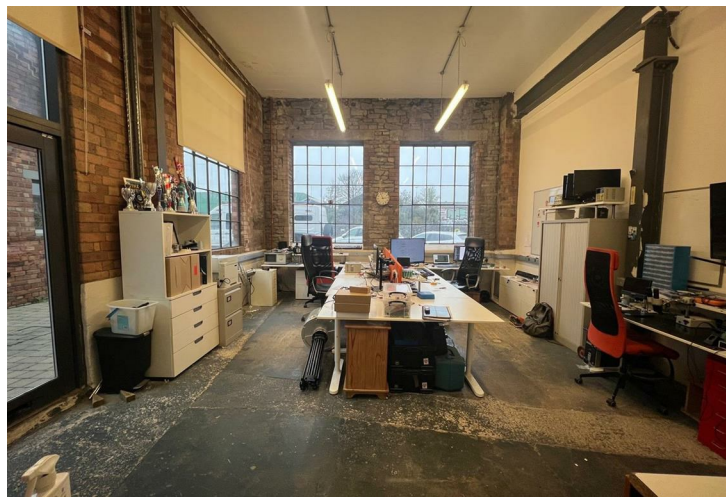
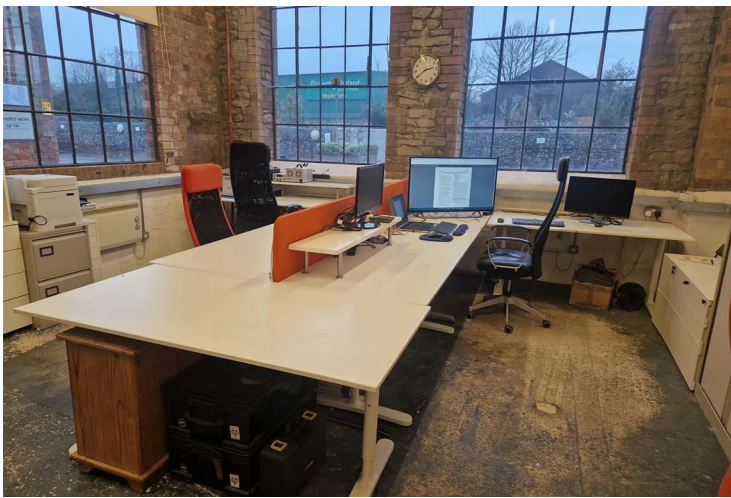
By appointment.

## 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.





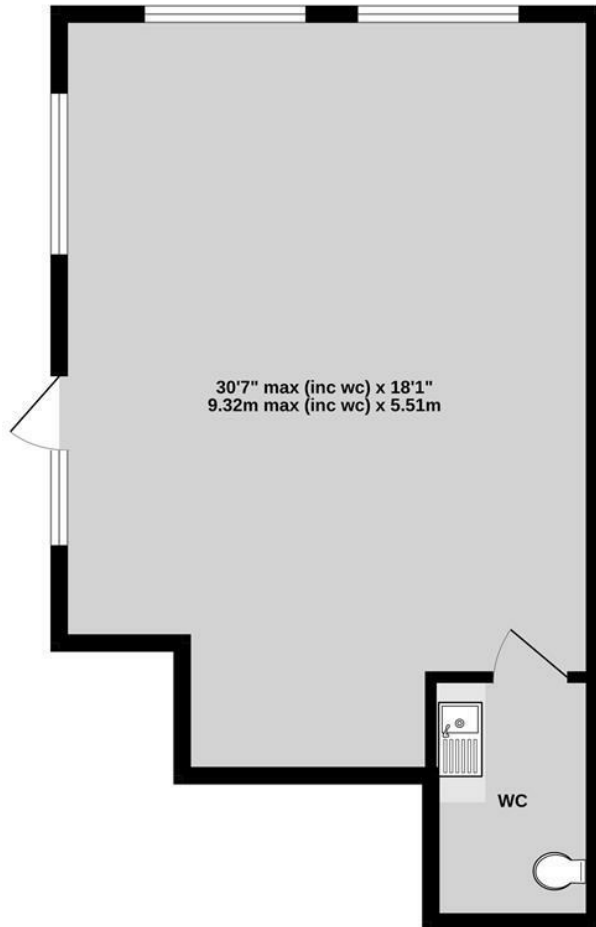


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



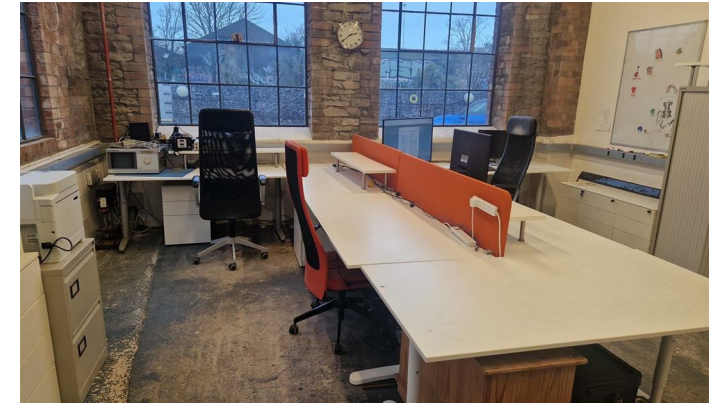
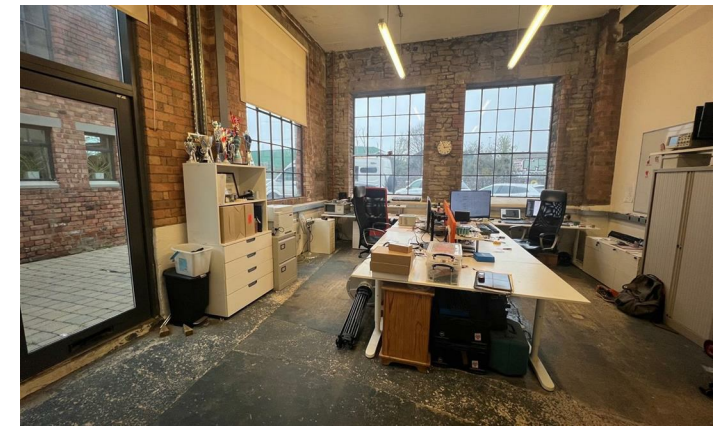


GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 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 as to their operability or efficiency can be given.  
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