



130 NIBLEY ROAD  
SHIREHAMPTON, BRISTOL, BS11 9XN



£9,600 PER ANNUM

\*\*\*GARAGE & STORAGE\*\*\*

Garage space with adjoining storage of approximately 1,040 sqft located to the rear of Nibley Road, Shirehampton. Benefits include 2 roller shutter doors, electricity and water. Available to let on a new effectively Full Repairing and Insuring basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

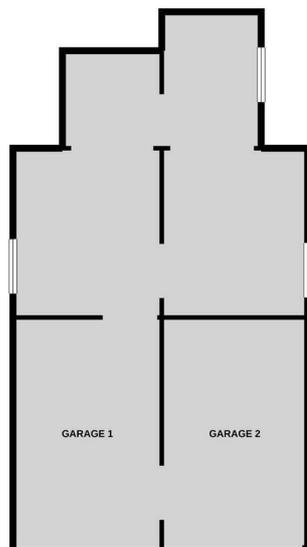
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# GARAGES REAR OF, 130 NIBLEY ROAD, SHIREHAMPTON, BRISTOL, BS11 9XN

GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of area, distance, volume and any other items, are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any purposes other than for the purposes of the contract. It is not intended to be used for any other purpose, and the user of this plan is advised to make their own enquiries with the local authority or other relevant authorities.

## DESCRIPTION

Ground floor garage with storage of approximately 1,040 sqft. The property would suit a variety of uses such as storage and distribution subject to gaining the necessary consents. Benefits include 2 roller shutter access doors and double glazed windows.

## LOCATION

Situated to the rear of Nibley Road in a predominantly residential area and within short distance of Avonmouth as well as the Portway and M5 Motorway network. Bristol City Centre is located approximately 5.9 miles away.

## LEASE DETAILS

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated.

## LEGAL COSTS

Each party to incur their own respective legal fees.

## BUSINESS RATES

The rateable value effective from April 2017 as per VOA website is £3,650.

We would anticipate full rate relief would therefore be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

## ENERGY PERFORMANCE CERTIFICATE

Not required.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated

## VIEWING

By appointment with Maggs & Allen.

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 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.



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.