



52A HIGH ST

WESTBURY ON TRYM, BRISTOL, BS9 3DZ



£750 PER CALENDAR MONTH

*** £750PCM EXC / 4 MONTHS RENT FREE ***

First floor offices of approximately 750 sq ft with additional toilet and kitchen.

The offices benefit from gas central heating, upvc double glazing and are situated on the High Street in Westbury On Trym. We understand the desks and chairs and office equipment can also be included if required, and our client is in the process of repainting the front elevation.

The offices are available to let on a new effectively full repairing and insuring basis.

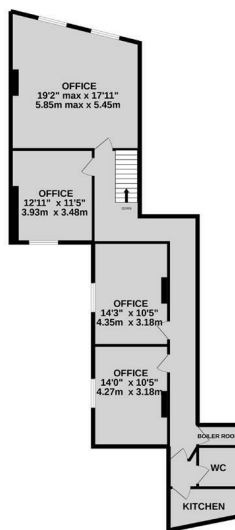
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GROUND FLOOR



We warrant that the information has been made to ensure the accuracy of the floorplan contained here. Measurements of stairs, balconies, ramps and any other areas are also provided and are intended to be taken for any other purposes in connection with the property. For full details of our terms and conditions please refer to our website: www.maggsandallen.co.uk or contact us on 01275 822222.

DESCRIPTION

4 MONTHS RENT FREE

First floor offices of approximately 750 sq ft, arranged as a large open plan office with 3 further offices, kitchen and WC. The offices benefit from gas central heating and upvc double glazing and an entrance on the High Street.

LOCATION

Situated on the High Street in Westbury On Trym benefitting from on street parking.

LEASE DETAILS

Offered to let on a new effectively full repairing and insuring basis.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E

BUSINESS RATES

The rateable value with effect from February 2022 is £8,300. We would therefore expect those eligible for small business relief to benefit from nil rates but urge all interested parties to confirm directly with Bristol City Council.

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.

VIEWING

Strictly by appointment with Maggs and Allen only.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

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.