

667-673 FISHPONDS ROAD
FISHPONDS ROAD, BRISTOL, BS16 3BQ

£65,000 Per Annum

- Approx. 12,150 ft² / (1,125 m²)
- Showroom & Warehouse
- Parking and Loading
- High Street/Prominent Location
- New Lease Available



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DESCRIPTION

A substantial showroom and warehouse providing approximately 12,150 ft² (1,128 m²) of accommodation in a prime position on Fishponds Road. Benefits include roller shutter access, off street parking and loading and 3 tonnes crane. The accommodation is currently arranged as showroom areas to the front with a large rear warehouse, mezzanine storage and first floor offices.

Offered to let on a new Fully Repairing and Insuring basis. Early enquiries are recommended given this rare opportunity.

The client would also be prepared to split the accommodation into two parts should this be required.

LOCATION

The property is situated in a highly prominent location on Fishponds Road opposite Aldi supermarket, next to Gala Bingo and within close proximity of McDonalds.

ACCOMODATION

Ground Floor: Approx. 8,600 ft² (800 m²)

First Floor: Offices: Approx. 1,110 ft² (103 m²)

Mezzanine: Approx. 2,425 ft² (225 m²)

FLOOR PLAN

The floor plan and floor areas provided should be treated as indicative only and should not be relied on.

ENERGY PERFORMANCE CERTIFICATE

Rating: E (expires May 2032)

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.

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.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

Offered to let on a new fully repairing and insuring basis. Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value with effect from April 2017 is £34,000.

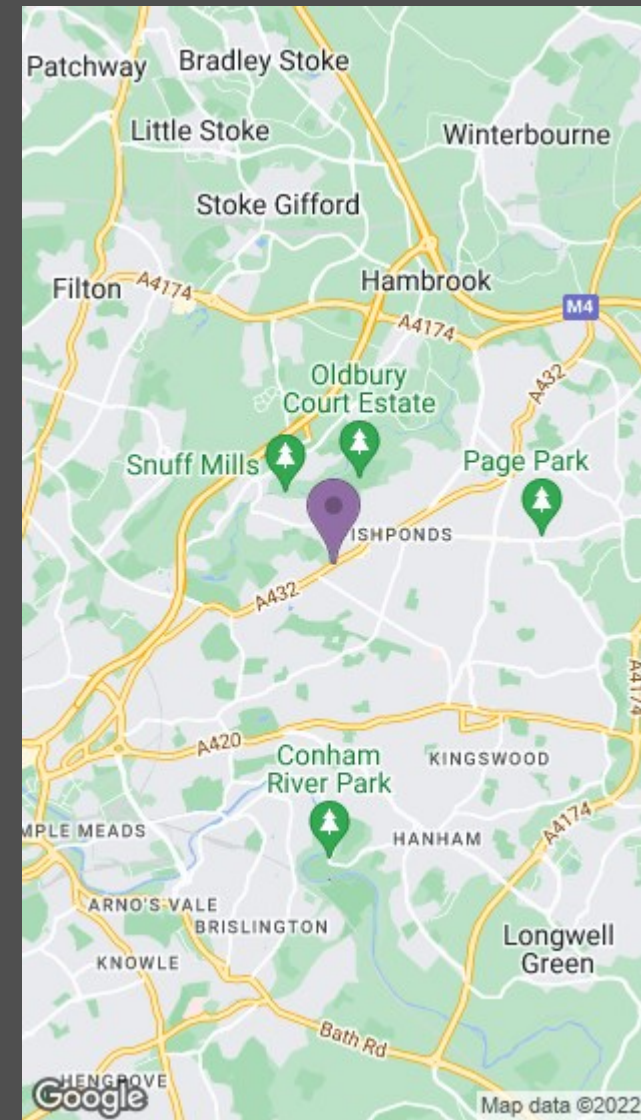
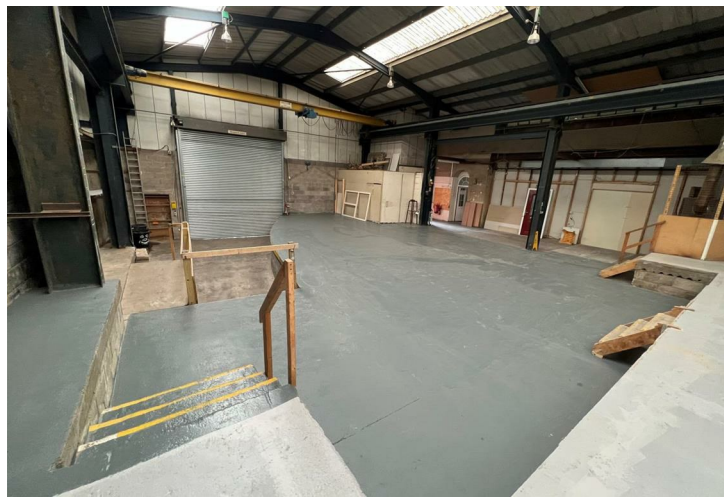
VIEWINGS

Strictly by Appointment with Maggs and Allen.

CONTROL OF ASBESTOS REGULATIONS

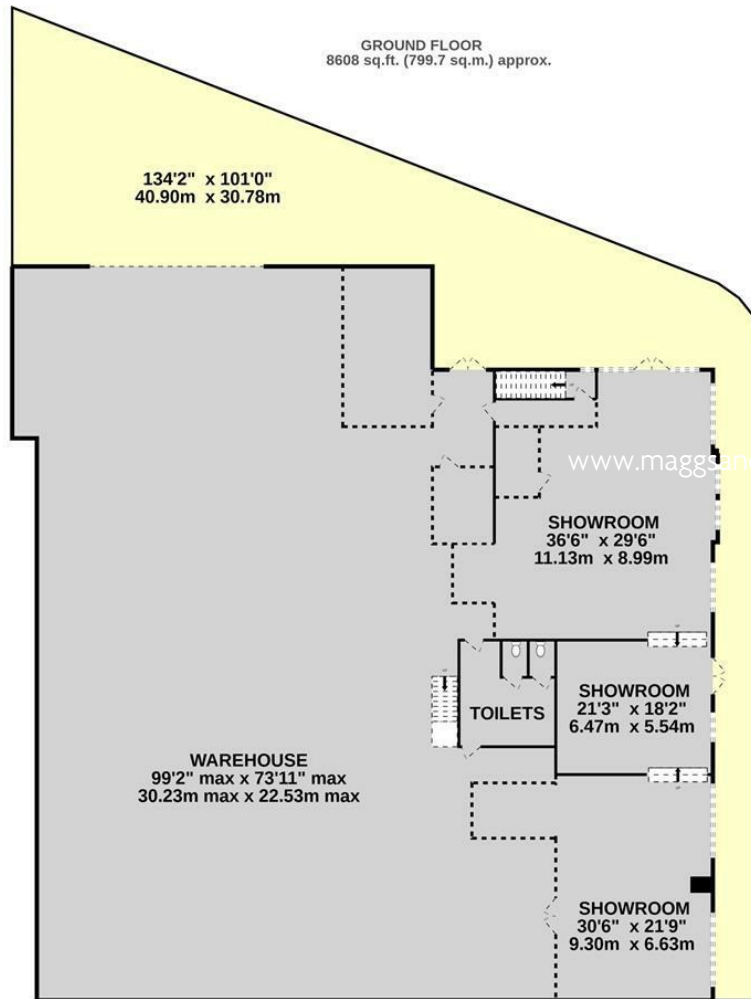
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





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.





TOTAL FLOOR AREA : 12147 sq.ft. (1128.5 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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