



27 COTTLE ROAD
STOCKWOOD, BRISTOL, BS14 8QR



Asking Price £95,000

A ground floor lock up shop of approximately 729 sq ft (GIA), benefitting from high ceilings, 3-phase electricity supply, secure roller shutters and rear access.

The shop is located in an established mixed rank of shops on Cottle Road, located between Stockwood Road and Lacey Road.

Offered for sale on a long leasehold basis, with vacant possession although we would anticipate a potential market rent in the region of £7,800pa.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



27 COTTLE ROAD, STOCKWOOD, BRISTOL, BS14 8QR

DESCRIPTION

A ground floor lock up shop of approximately 729 sq ft (GIA), benefitting from high ceilings and 3-phase electricity supply. Further benefits include a roller shutter and rear access.

The shop would suit a variety of uses and would be perfect for owner occupiers or investors alike. Offered for sale with vacant possession on a long leasehold basis.

LOCATION

Situated in an established rank of shops on Cottle Road, located between Stockwood Road and Lacey Road. Stockwood is conveniently positioned between Whitchurch and Keynsham.

FLOOR PLAN

The floor plan has been provided for indicative purposes only and should not be relied on.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

BUSINESS RATES

The rateable value effective from April 2017 is £4,600. We therefore expect all businesses eligible for small business rate relief to benefit from full rates exemption.

TENURE

Offered for sale on a long leasehold basis (149 years from 1996) with vacant possession although we would anticipate a potential rent for the shop of circa £7,800pa based on an effectively fully repairing and insuring term.

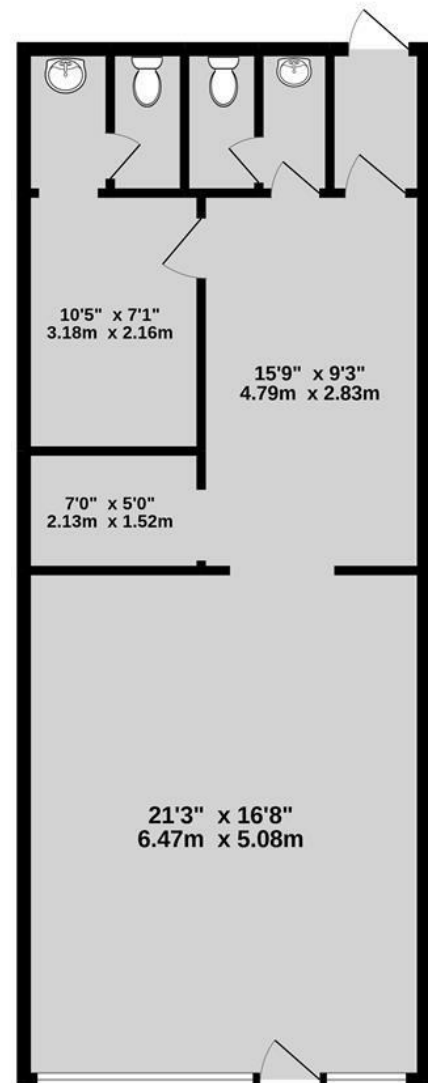
VIEWING

By appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

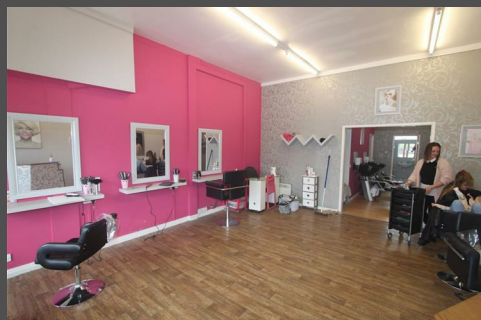
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729sq.ft. (67.7 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 as to their operability or efficiency can be given.
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