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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



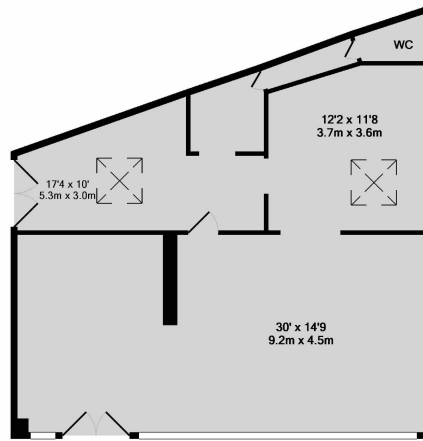
10 Canford Lane, Westbury On Trym, Bristol, BS9 3DH £18,000 Per Annum

****PROMINENT RETAIL FRONTAGE****

A retail unit of approximately 700 sqft situated in Westbury On Trym village, providing easy access to Clifton Village, The Downs, and Cribbs Causeway. The shop is arranged to provide a large sales area, rear office and stock room. The property would suit an A1/Retail user, although it would suit a variety of uses (i.e. A2), subject to obtaining the relevant planning consents. Available by way of a new Full Repairing and Insuring Lease.



10 Canford Lane, Westbury On Trym, Bristol, BS9 3DH



TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DESCRIPTION

A single storey shop of approximately 700sqft situated in Westbury On Trym village. The property boasts a full width window display, and rear office/stock rooms. The property would suit another A1/Retail use, or a variety of other uses subject to obtaining the relevant consents.

LOCATION

Located on Canford Lane, Westbury On Trym, the property provides easy access to Cribbs Causeway, The Downs and Clifton Village. On-street parking is available nearby, and the property is situated on a main bus route. Nearby occupiers include "Grupo Lounge", "Coffee No. 1", "Co-operative Supermarket", and "Boots".

ACCOMODATION

The property comprises a main sales area of approximately 440 sqft, a rear office of approximately 127 sqft, and storage/stock room of approximately 135 sqft. Kitchen and toilet facilities are included to the rear of the property.

LEASE INFORMATION

Available To Let on a new Full Repairing & Insuring Lease. Each party to incur their own legal costs.

EPC

Rating: E

FLOOR PLAN

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

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.

BUSINESS RATES

The rateable value effective from April 2017, as per the VOA website, is £5,400. We therefore expect those eligible for small business relief to benefit for 100% exemption at this time.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

CONTROL OF ASBESTOS

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.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

