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Property Consultants

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commercial



## Unit 3 Ashley Court, 143-145 Ashley Rd, St Pauls, Bristol, BS6 5NW

### £15,000 Per Annum

\*\*\*FORMER BETTING SHOP TO LET\*\*\*

Opportunity to rent a commercial unit of approximately 1,230sqft located on Ashley Road, St Pauls providing easy access to the Bristol City Centre, Cabot Circus and M32 motorway. The property benefits from an electric roller shutter door, double glazing, air conditioning and a suspended ceiling. Available to let on the basis of a new Full Repairing and Insuring lease.





# Unit 3 Ashley Court, 143-145 Ashley Rd, St Pauls, Bristol, BS6 5NW

## DESCRIPTION

A commercial unit of approximately 1,230sqft previously used as a betting shop. Currently arranged as open plan retail area with adjoining toilets. Benefits include an electric roller shutter, air conditioning and suspended ceiling. The property would suit a variety of different uses subject to consents.

## LOCATION

Situated on Ashley Road, St Pauls within close proximity to Cabot Circus and the Bristol City Centre with access provided by the M32 motorway. Nearby notable occupiers include Bupa Dental Care as well as various independent retail traders and eateries.

## FLOOR PLAN

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

## LEASE DETAILS

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

Each party incur their own legal fees.

## BUSINESS RATES

The rateable value from April 2017 as per the VOA website is £13,750.

## ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

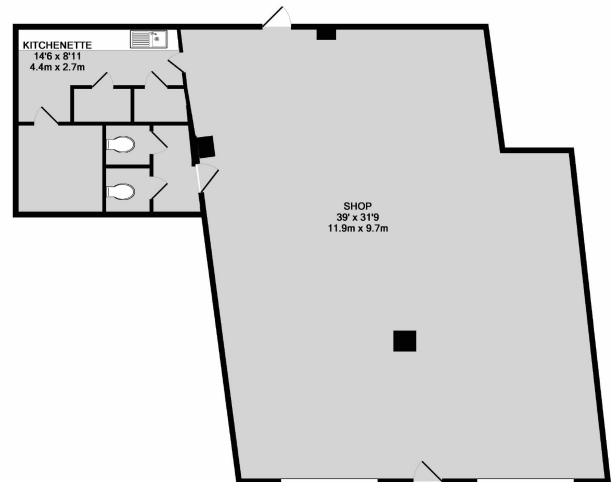
Strictly by appointment with Maggs & Allen.

## TENANT APPLICATION FEE

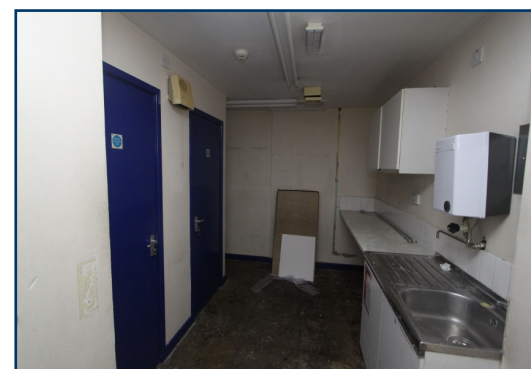
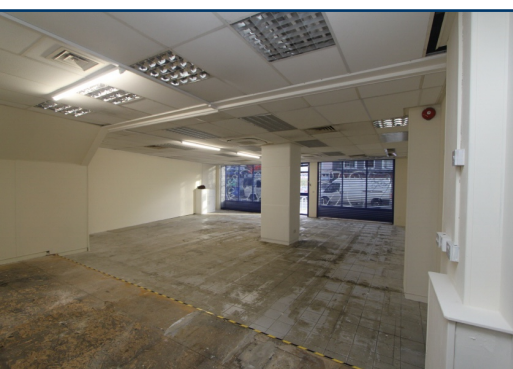
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## 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 the interested parties to make their own enquiries.



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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## 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.

