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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



769 Filton Avenue, Filton, Bristol, BS34 7JX

£10,000 Per Annum

Retail unit of approximately 1,000sqft benefitting from ample communal off street parking to the front, situated in a prominent position on the corner of Station Road and Filton Avenue. The unit would suit another retailer, office or leisure user, subject to obtaining the necessary consents.

Offered to let on the basis of a new Full Repairing and Insuring basis (subject to service charge)



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DESCRIPTION

End of terrace unit of approx. 1,000sqft benefiting from w/c and ample off street parking to the front.

Previously used as a carpet/floorings showroom, the unit makes for an ideal showroom or could suit other users such as office, occupiers, leisure use (i.e gymnasium) or a health/beauty salon, all subject to obtaining the necessary consents.

LOCATION

Situated in a very prominent position on the junction of Filton Avenue and Station Road (Link Road) adjacent to Brewers Decorators Centre.

BUSINESS RATES

We understand that the shop is currently rated inclusive of the Brewers Decorators Centre adjacent and hence will need to be recalculated.

LEASE INFORMATION

Available to let on the basis of a new Full Repairing and Insuring Lease with terms to be negotiated. A copy of the proposed lease is available upon request from our office. Each party to incur their own legal costs.

FLOOR PLAN

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

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.

EPC

Rating: D

VIEWINGS

Strictly by appointment with Maggs and Allen

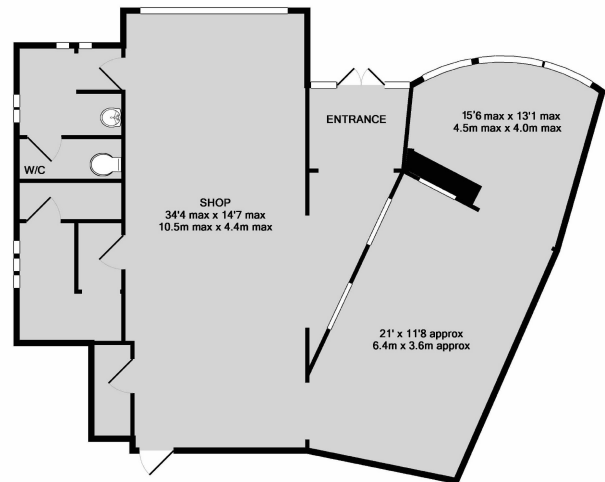
CONTROL OF ASBESTOS

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.

VAT

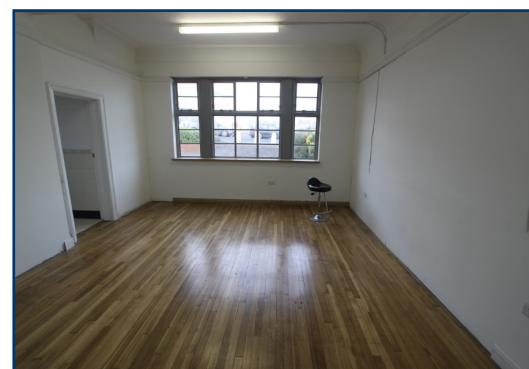
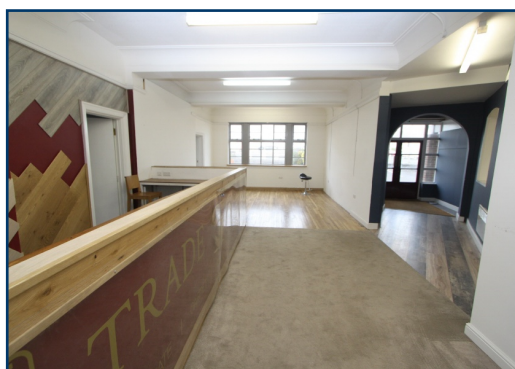
All figures quoted are exclusive of VAT unless otherwise stated.

NOTES



TOTAL APPROX. FLOOR AREA 1255 SQ.FT. (116.6 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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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.

