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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



17 Broad Road, Kingswood, Bristol, BS15 1HZ

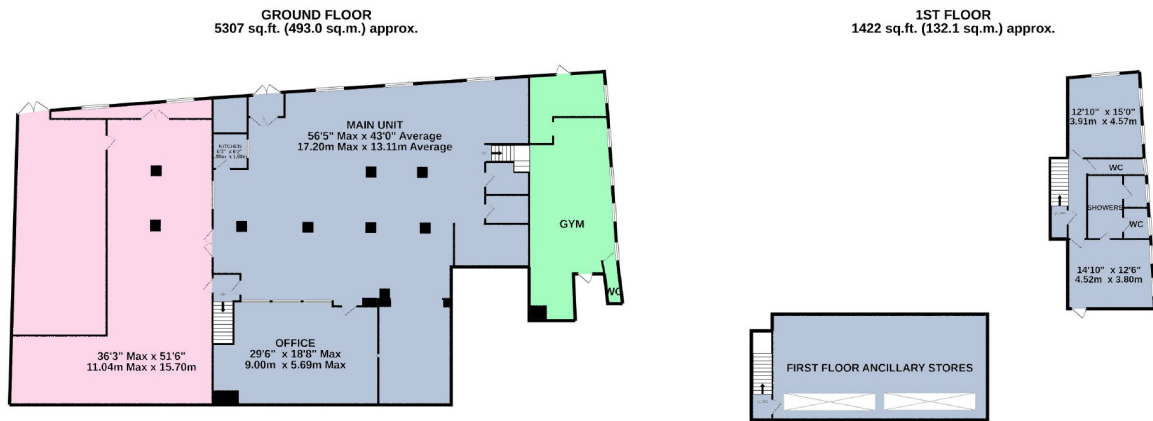
£500,000

A large former gym of approximately 6,700 sq ft arranged predominantly over ground floor with partial first floor areas. The property benefits from changing rooms, male/female toilet facilities, large open plan areas and ample off street parking to the front. The unit would suit another similar leisure use, industrial or office user, and also offers potential for redevelopment, all subject to obtaining the necessary consents.

Offered for sale on a freehold basis and with vacant possession.



17 Broad Road, Kingswood, Bristol, BS15 1HZ



DESCRIPTION

This is a large former gym of approximately 5,300 sq ft with additional first floor of circa 1,400 sq ft. The property has been partially partitioned to create three separate units and is currently occupied by a vinyl wrapping business, distribution business and a gym. However, the site would be ideal for a large martial arts studio/gym, a church or leisure facility, and also offers potential for residential redevelopment, all subject to obtaining the necessary consents.

LOCATION

Situated on Broad Road, Kingswood, within easy reach of the shops and amenities of Two Mile Hill Road and Kingswood High Street.

FLOOR PLAN

Given the unusual shape of the property the floor plan and areas quoted are both provided for indicative purposes only and should not be relied upon. The area highlighted in Blue is also available to let at £30,000pa.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (86) April 2015

BUSINESS RATES

The property is currently occupied by three separate business and is therefore currently rated as follows:

17 Broad Street - RV (with effect from April 2019): £15,500 - 3,592 sq ft

17A Broad Street - RV (with effect from February 2019): £10,000 - 1,942 sq ft

17B Broad Street - RV (with effect from April 2019) - £4,200 - 1,068 sq ft

TENURE

Offered for sale on a freehold basis and with vacant possession.

The area shaded Blue is also available to let at £30,000pa on a conventional full repairing and insuring basis.

VIEWING

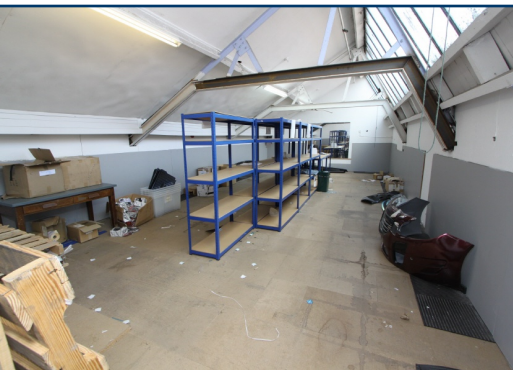
Strictly by appointment with Maggs and Allen only

VAT

All figures quoted are exclusive of vat unless otherwise stated.

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.

