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Property Consultants

maggs
+ allen

commercial



725 Fishponds Road, Fishponds, Bristol, BS16 3UW

£15,000 Per Annum

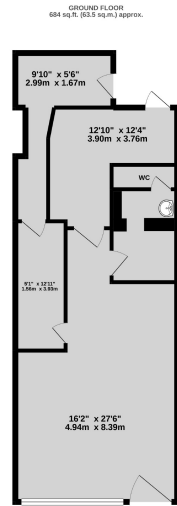
*****BUSY TRADING LOCATION*****

A well presented retail unit of approximately 684 sq ft, situated in a prominent position on the popular Fishponds Road. Benefits include a suspended ceiling to the front, as well as air-conditioning.

Available on a new effectively Full Repairing and Insuring basis.



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TOTAL FLOOR AREA: 684 sq ft (63.5 sq m) approx.
Other measurements have been made to the centre of the finished external walls. Measurements of doors, windows, etc. are taken from the external face of the wall. Measurements of stairs are taken from the external face of the wall. Measurements of the ground floor are taken from the external face of the wall. Measurements of the first floor are taken from the internal face of the wall. Measurements of the roof are taken from the internal face of the wall. Measurements of the ground floor are taken from the external face of the wall. Measurements of the first floor are taken from the internal face of the wall. Measurements of the roof are taken from the internal face of the wall.

DESCRIPTION

A well presented retail unit of approximately 684 sq ft, comprising a front shop area of approximately 348 sq ft, with additional space including kitchen and toilet facilities to the rear. The property is carpeted throughout, and benefits from a suspended ceiling to the front, as well as air-conditioning.

LOCATION

Situated in a prominent position on the popular Fishponds Road, and benefitting from a high level of passing trade. Notable nearby occupiers include Morrisons, Lidl, Wetherspoons, and Superdrug. Free parking is available in the nearby Beechwood Road car park, as well as on-street parking in the vicinity. Fishponds Road is situated on a main bus route, providing access to Bristol City Centre, Kingswood/Hanham, Emersons Green, Lockleaze, and Yate/Chipping Sodbury.

LEASE DETAILS

Available to let on a new effectively Full Repairing & Insuring lease, with terms to be negotiated. Each party to incur their own legal costs.

BUSINESS RATES

The rateable value in effect from April 2017 is £8,200. We therefore expect businesses applicable for small business rate relief to benefit from 100% relief at this time (interested parties should enquire with the local authority).

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

VIEWINGS

By appointment with Maggs & Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

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.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website



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 endeavours 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.