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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



2 Russell Grove, Bristol, BS6 7UE

£12,500 Per Annum

Corner commercial premises of just over 1,100sqft previously used as an office (A2 use) benefiting from a retail frontage and additional forecourt. The property is situated just off Kellaway Avenue, Westbury Park within a short distance of Henleaze Road, Coldharbour Road and the Durdham Downs. Offered for let on a new Internal Repairing and Insuring basis. Would suit an A1/A2/D1 user subject to consents.



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DESCRIPTION

Spacious unit benefiting from D1 planning of just over 1,100sqft with additional basement storage. The property is situated just off Kellaway Avenue just a short distance from the Henleaze High Street, Coldharbour Road, 'Waitrose' and the Durdham Downs. INCENTIVES AVAILABLE

FLOOR PLAN / ACCOMODATION

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

The ground floor offers appropriately 1,044sqft (gross internal area) of accommodation with additional basement storage of approximately 206sqft.

The ground floor is currently partitioned to create various offices but offers potential to be made open plan if required, subject to consents where necessary.

PLANNING

The property was until recently used as A2/Office but also benefits from planning consent for D1.

LEASE DETAILS

Offered for let on a new 5 year Internal Repairing and Insuring basis set outside of The Landlord and Tenant Act 1954 and therefore without security of tenure, subject to a 3 year mutual break option and rent review. Each party to incur their own legal fees.

BUSINESS RATES

The rateable value as per the VOA website is £7,100. Parties are advised to contact the local authority to confirm rates payable. Those eligible for small business rate relief may benefit from full relief.

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

VAT

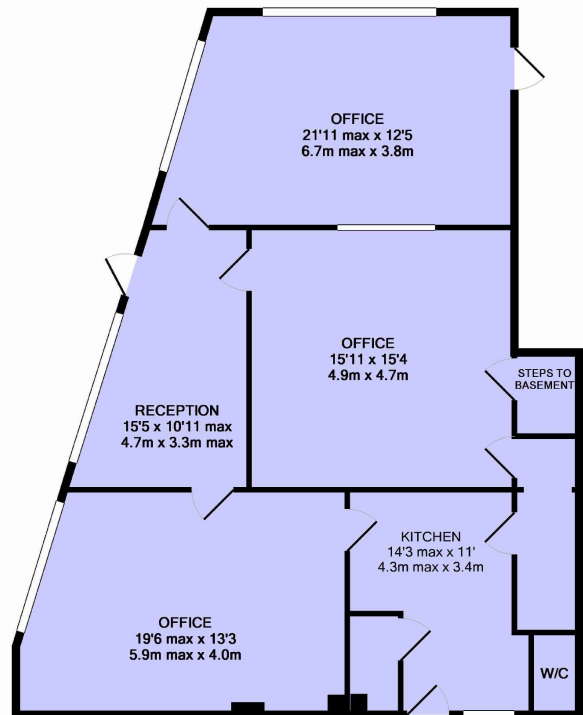
All figures quoted are exclusive of vat unless otherwise stated.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

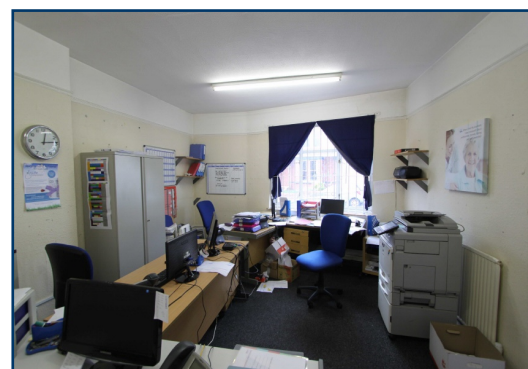
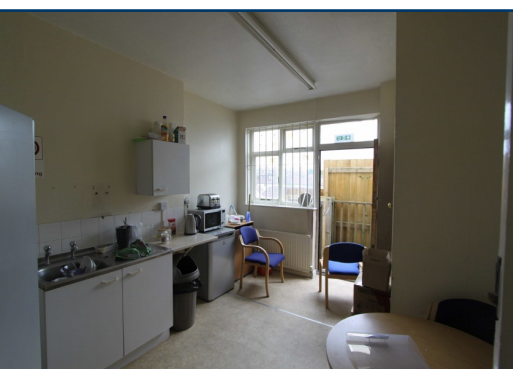
CONTROL OF ASBESTOS REGULATIONS

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.



TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.8 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. Made with Metropix ©2016



Auction, Commercial & Chartered Surveyors

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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.

