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Property Consultants

maggs
allen

commercial



583 Fishponds Road, Fishponds, Bristol, BS16 3AA

£89,950

Well-positioned lock up shop of approximately 486sqft. The property benefits from rear kitchenette, WC and parking. Situated within close proximity to the Lodge Causeway junction, set within a varied rank of shops, restaurants and services.



583 Fishponds Road, Fishponds, Bristol, BS16 3AA

DESCRIPTION

Lock-up shop unit of just under 500sqft with the benefit of parking. There is an additional good sized public car park to the rear.

LOCATION

The property is situated on the main Fishponds Road with a good road presence and located close to the Lodge Causeway junction.

PLANNING

We are informed by our client that the property has been used as a workshop for many years. However, the property would suit a retail or office use, subject to obtaining the necessary consents.

TENURE

Leasehold, residue of a 999 year lease from 2006. There will be a nominal ground rent and service charge applicable.

ENERGY PERFORMANCE CERTIFICATE

Rating: G

BUSINESS RATES

The ratable value from 1 April 2017 is £6,700. Interested parties should contact the Local Authority to confirm amount payable and potential discounts if eligible for small business rate relief.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEGAL COSTS

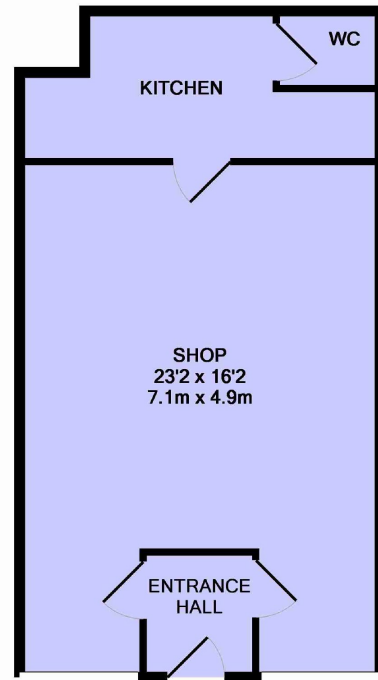
Each party to incur their own legal costs.

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.

VIEWINGS

Strictly by appointment with Maggs & Allen.



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 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

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

