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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

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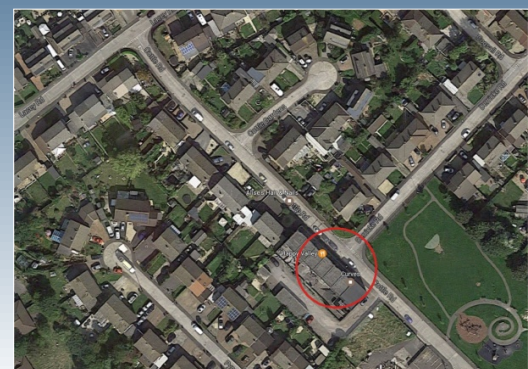
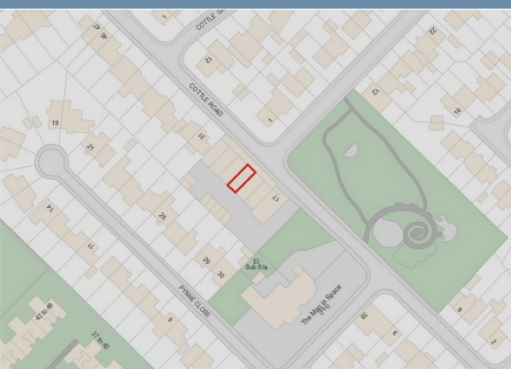
commercial



23 Cottle Road, Stockwood, Bristol, BS14 8QR

£75,000

Shop of approximately 750sqft currently undergoing refurbishment throughout, situated in a mixed rank of approximately 6 shops opposite the park in Cottle Road. The property would suit a retailer, officer user, beauty salon or similar, subject to obtaining the necessary consents. The neighbouring shop of a similar size is also available by separate negotiation. Offered for sale with vacant possession.



23 Cottle Road, Stockwood, Bristol, BS14 8QR

DESCRIPTION

Shop of approximately 750sqft undergoing extensive refurbishment which will be offered for sale with toilet and kitchen facilities and lighting.

LOCATION

Cottle Road is located between Stockwood Road and Lacey Road. Stockwood is conveniently positioned between Whitchurch and Keynsham.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

FLOOR PLAN

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

NOTES

Please note the neighbouring shop is also available by separate negotiation.

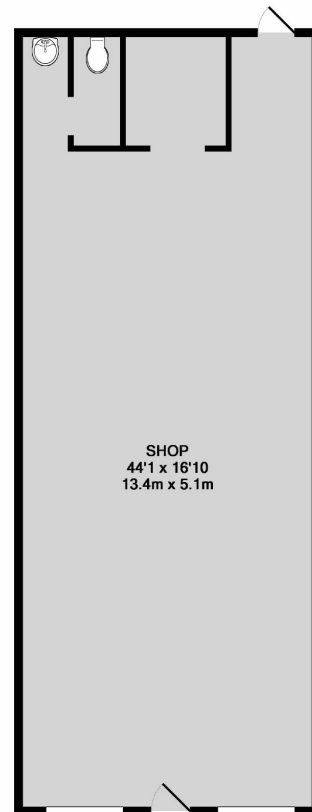
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

BUSINESS RATES

CONTROL OF ABSESTOS

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.



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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Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
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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.

