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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
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commercial



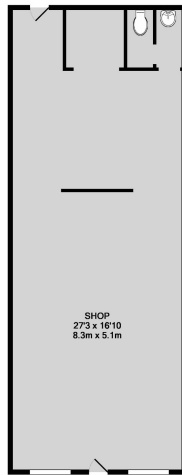
21 Cottle Road, Stockwood, Bristol, BS14 8QR

£69,950

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.



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Whilst every effort 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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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.

TENURE

Remainder of a 99 year lease with approximately 80 years remaining.

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

We understand the property has yet to be rated.

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.

VIEWING

Strictly by appointment with Maggs & Allen.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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.

