# www.maggsandallen.co.uk 0117 973 4940

## **Property** Consultants





## Ground Floor Shop, 115 Staple Hill Road, Fishponds, Bristol, BS16 5AD £250,000

\*\*DOUBLE FRONTED RETAIL UNIT FOR SALE\*\*

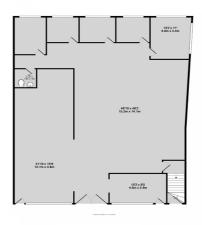
A substantial showroom of approximately 2641sqft, benefiting from a prominent retail and a front forecourt and situated on a main road between Fishponds and Staple Hill.







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#### DESCRIPTION

A double fronted ground floor showroom of approximately 2641sqft, predominantly open plan with partitioned offices at the rear. Benefits include a forecourt to the front providing off street parking.

#### LOCATION

Situated on the border of Fishponds and Staple Hill, the property offers good access to the ring road and M32/M4 motorway networks.

#### **TENURE**

Understood to be Freehold.

#### **ENERGY PERFORMANCE CERTIFICATE**

Rating D.

#### **BUSINESS RATES**

The current rateable value includes the basement. We therefore anticipate that the property would require re-rating.

#### PLANNING

We are informed the unit currently benefits from B1(c) light industrial use, but offers potential for A1 retail, subject to obtaining the necessary consents.

#### FLOORPLAN

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

#### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

#### NOTES

The property is available on the following terms: The Ground Floor and basement are available For Sale at £350,000

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#### annum

#### **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

#### VIEWINGS

By Appointment with Maggs and Allen







**Auction, Commercial & Chartered Surveyors** 22 Richmond Hill, Clifton Bristol, BS8 1BA **Estate Agents & lettings** 60 Northumbria Drive, Henleaze Bristol, BS9 4HW







