



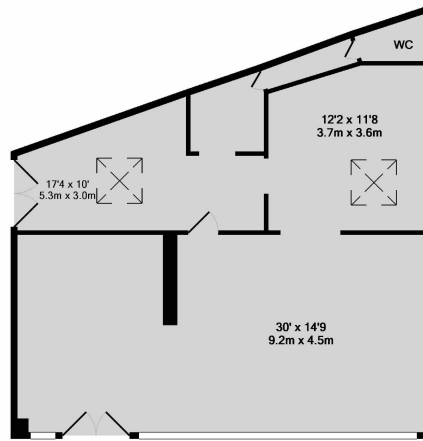
10 Canford Lane, Westbury On Trym, Bristol, BS9 3DH
£315,000

Single storey retail unit of approximately 700 sqft with additional courtyard area to the side, situated in Westbury On Trym village, providing easy access to Clifton Village, The Downs, and Cribbs Causeway. The shop is currently vacant and the Kiosk/yard area is let on a license agreement at £2,600pa.

The property offers the potential to create a first floor to accommodate an additional flat or office, subject to obtaining the necessary consents.



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TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 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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DESCRIPTION

A single storey shop of approximately 700sqft situated in Westbury On Trym village with additional Kiosk area to the side trading as a small garden/plant centre. The property boasts a full width window display and offers the potential to erect a second storey, subject to obtaining the necessary consents. The kiosk is currently let but the shop is offered for sale with vacant possession.

LOCATION

Located on Canford Lane, Westbury On Trym, the property provides easy access to Cribbs Causeway, The Downs and Clifton Village. On-street parking is available nearby, and the property is situated on a main bus route. Nearby occupiers include "Grupo Lounge", "Coffee No. 1", "Co-operative Supermarket", and "Boots".

ACCOMMODATION

The property comprises a sales area of approximately 440 sqft, a rear office of approximately 127 sqft, and storage/stock room of approximately 135 sqft. Kitchen and toilet facilities are included to the rear of the property. The kiosk relates to a small covered area to the side of the shop trading as Garden Trappings.

LEASE INFORMATION

Whilst the shop is currently vacant, it was previously offered to let at £18,000pa and an offer has been received at this level. The kiosk/covered yard area is let at £216.66 per month plus building's insurance premium) on a license agreement which commenced for an initial term of six months until the 31st October 2007, or until the licensor gives one months notice to terminate thereafter.

USE

The property was previously used for A1/Retail Use.

EPC

Rating: E

FLOOR PLAN

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

BUSINESS RATES

The rateable value of the shop effective from April 2017, as per the VOA website, is £5,400. We therefore expect those eligible for small business relief to benefit for 100% exemption at this time.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

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.



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

