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Property Consultants

maggs
allen

commercial



592 Fishponds Road, Fishponds, Bristol, BS16 3DA

£85,000

COMMERCIAL INVESTMENT

Opportunity to purchase a ground floor corner retail unit of approximately 340sqft located on Fishponds Road. The shop is currently let to hairdressers on the remainder of a 5 year Full Repairing and Insuring lease from December 2016 as a passing rent of £6,000pa.



592 Fishponds Road, Fishponds, Bristol, BS16 3DA

DESCRIPTION

A well presented ground floor commercial investment producing £6,000pa. The unit comprises a main retail/customer area with kitchenette and toilet facilities behind.

LOCATION

The shop is situated on Fishponds Road near the junction for Lodge Causeway providing easy access to the Bristol City Centre, M32, Staple Hill, Downend and Kingswood. Nearby notable occupiers include Kwik Fit, Morrisons and Lloyds Bank.

TENURE

To be sold on the remainder of a 999 year lease.

FLOOR PLAN

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

LEGAL COSTS

Each party to incur their own respective legal fees.

BUSINESS RATES

The rateable value with effect from April 2017 as per the VOA is £5,100.

We therefore expect those eligible for small business relief to benefit from a 100% exemption at this time. However, we recommend all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE

Rating: G

VIEWING

Strictly by appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

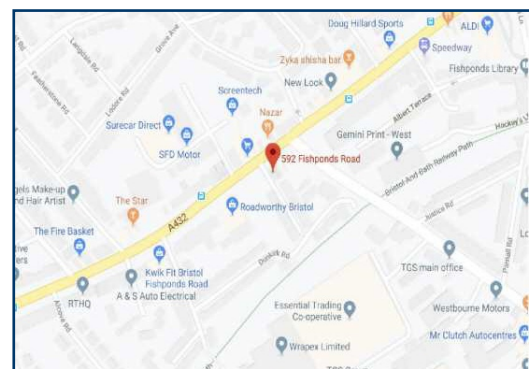
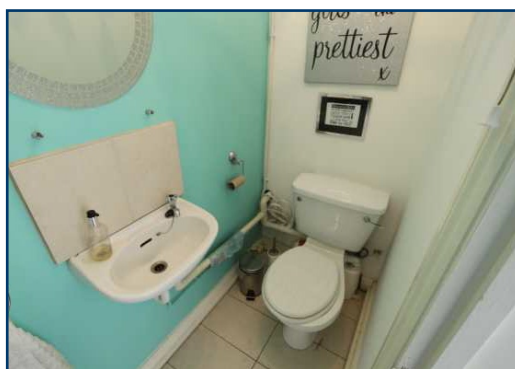
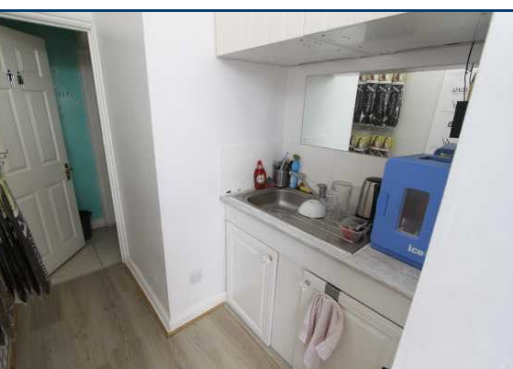
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TOTAL APPROX. FLOOR AREA 393 SQ.FT. (36.5 SQ.M.)

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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Any site and floor plans provided are for indicative purposes only and should not be relied upon.

