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Property Consultants

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commercial



**637-639 Fishponds Road, Fishponds, Bristol, BS16 3BA**

**£16,500 Per Annum**

A double fronted shop of just over 1,000sqft benefitting from disabled, male and female toilet facilities, suspended ceiling with air conditioning and pedestrian rear access.

The shop was previously occupied by a bookmakers although would suit other uses, such as retail, restaurant or office, subject to obtaining the necessary consents.

Situated on Fishponds Road between the junction with Lodge Causeway and Morrison's supermarket.



# 637-639 Fishponds Road, Fishponds, Bristol, BS16 3BA

## DESCRIPTION

A double fronted shop of approximately 975sqft with additional kitchen and toilet facilities. The accommodation is open plan and benefits from air conditioning (although the units have not been tested), suspended ceiling and pedestrian rear access.

## LOCATION

The property is situated in a mixed parade between the junctions of Alexandra Road and Lodge Causeway.

## USE

The property was previously occupied by Ladbrokes although would suit other A1/Retail, A2/Financial services or A3/Restaurant users, subject to obtaining the necessary planning consents.

## BUSINESS RATES

The rateable value with effect from April 2017 is £17,250.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## LEASE DETAILS

Offered to let on the basis of a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## FLOOR PLAN

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

## VIEWINGS

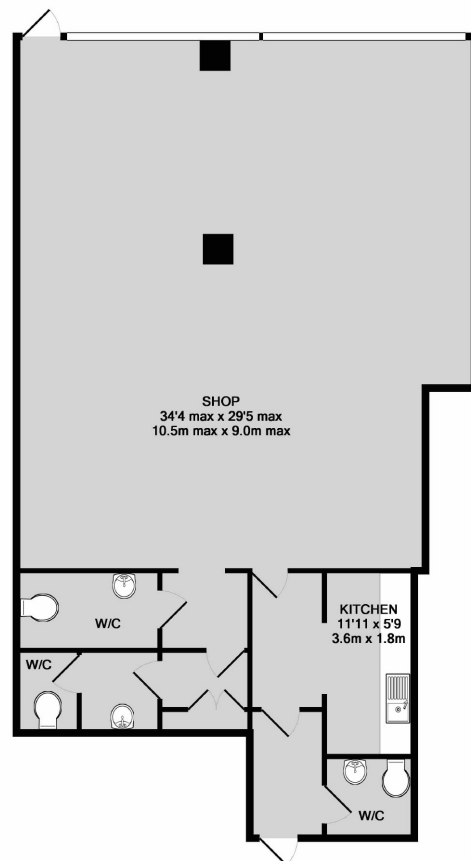
Strictly by Appointment with Maggs and Allen

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

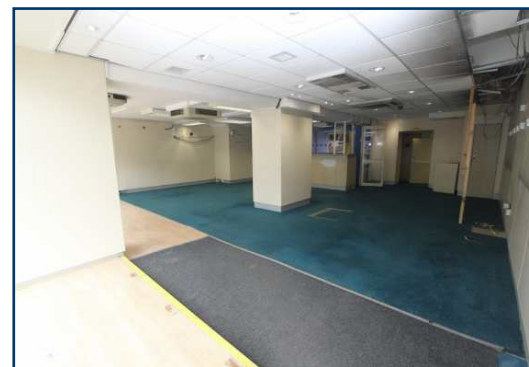
## CONTROL OF ASBESTOS

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.



TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.5 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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## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
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.

