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Property Consultants

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commercial



54 Moravian Road, Kingswood, Bristol, BS15 8ND

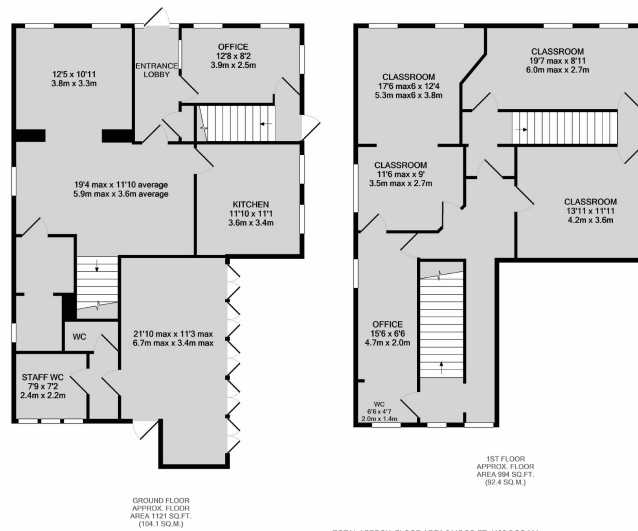
£20,000 Per Annum

Two storey detached property of approximately 1,550 sq ft (Net Internal Area) currently used as a school with additional enclosed rear courtyard. The property is offered to let on a new Full Repairing and Insuring basis and would suit a similar use, community use, nursery or offices subject to obtaining the necessary consents.

The school benefits from gas central heating, modern kitchen, strip lighting and UPVC double glazing, and is also available for sale on a freehold basis with vacant possession. Located on Moravian Road, Kingswood, the property is within easy reach of the High Street.



54 Moravian Road, Kingswood, Bristol, BS15 8ND



DESCRIPTION

A two storey detached school which is presented to a good standard, arranged as various classrooms, assembly area, kitchen, toilets and office. The property benefits from an enclosed yard to the rear and offers potential to create off street parking to the front (subject to consents). The building would suit a number of uses such as a nursery or offices (subject to consents) or could be retained as a school.

LOCATION

The property is situated on Moravian Road Kingswood, between Cecil Road and Hanham Road.

ACCOMMODATION

Approximately 1,550 sq ft / 144 sq m (Net Internal Area)
Approximately 2,115 sq ft / 196 sq m (Gross Internal Area)

LEASE INFORMATION

The offices are available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

The ingoing 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.

ENERGY PERFORMANCE CERTIFICATE

Rating: D (July 2012)

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

BUSINESS RATES

The rateable value with effect from April 2017 is £15,250.

VIEWINGS

The current tenants are still in occupation trading as a specialist school and hence viewings are strictly by appointment only with Maggs and Allen.

NOTES

The property is also available for sale on a freehold basis with vacant possession at £275,000

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

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.

