

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



54 Stockwood Road, Stockwood, Bristol, BS14 8PL

£10,800 Per Annum

*****GROUND FLOOR SHOP WITH FIRST FLOOR ANCILLARY*****

2 storey retail unit of approximately 817 sqft located within a mixed parade of shops and amenities on Stockwood Road. The unit would suit a variety of different uses subject to gaining the necessary consents. Available to let on a new effectively Full Repairing and Insuring basis.



54 Stockwood Road, Stockwood, Bristol, BS14 8PL

DESCRIPTION

2 storey retail unit of approximately 880 sqft comprising an open plan ground floor shop with first floor ancillary providing storage and toilet facilities. The property would suit a variety of different uses subject to the necessary consents.

LOCATION

The property is situated within a mixed parade of shops on Stockwood Road. Near by notable occupiers include Co-op Supermarket, Winning Post and McColl's.

LEASE DETAILS

Offered for let on a new Full Repairing and Insuring basis.

Each party to incur their own respective legal costs.

FLOOR PLAN

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

BUSINESS RATES

The rateable value with effect from April 2017 as per the VOA is £7,700.

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: D (November 2019)

VIEWING

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.

CONTROL OF ASBESTOS REGULATIONS

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 the interested parties to make their own enquiries.

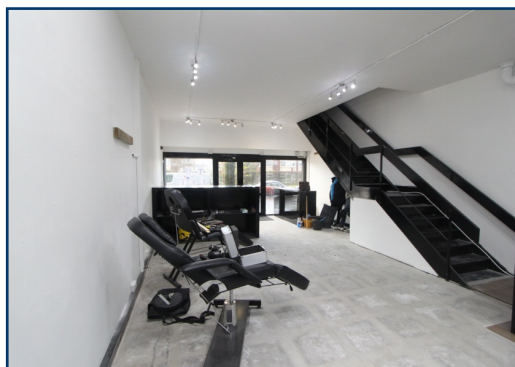


GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 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.

