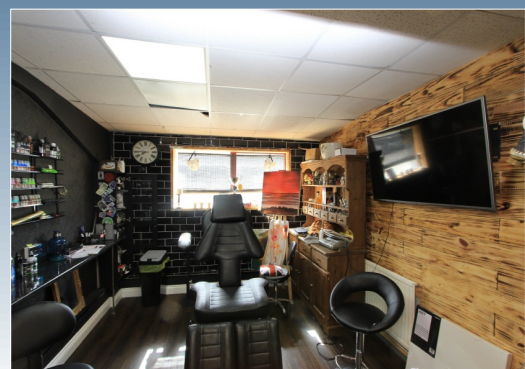
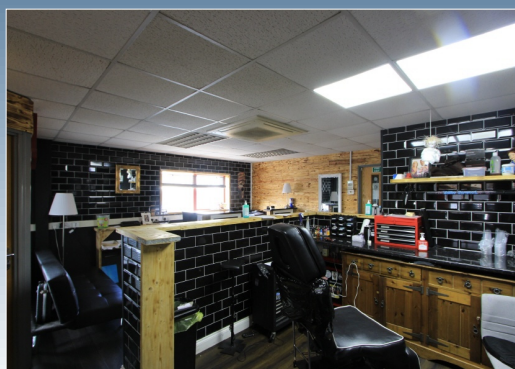




**Unit 12, Mead Court, Cooper Road, Bristol, BS35 3UW**  
**£160,000**

**\*\*\*2 STOREY OFFICE/WORKSHOP/STUDIO WITH PARKING\*\*\***

Well presented end terraced 2 storey office/workshop of approximately 1,700 sqft benefiting from 1 off street car parking space, air conditioning and gas central heating.  
Offered for sale with vacant possession, also available to let at £13,500pa.





# Unit 12, Mead Court, Cooper Road, Bristol, BS35 3UW

## DESCRIPTION

An end of terrace 2 storey office of approximately 1,700 sqft gross internal area (1,434 sqft IPMS3 NIA) with allocated parking for 1 vehicle. The ground floor is currently arranged as a workshop/office with further office space to the first floor. The unit benefits from aluminium double glazed windows, gas central heating, air conditioning and suspended ceilings. Most recently occupied by a tattoo studio, beauticians and graphic design company the unit offers flexible accommodation, subject to consents.

## LOCATION

The property is situated in an established office/light industrial park, off Midland Way providing easy access to the A38 and the shops and amenities of Thornbury High Street.

## PARKING

Allocated parking to the front of the unit for 1 vehicle.

## FLOOR PLAN

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

## TENURE

Offered for sale on the residue of a 125 year lease, subject to vacant possession.

## BUSINESS RATES

The unit is currently rated as units 12 & units 12a

The rateable value effective from April 2017 for unit 12 is £9,100.

The rateable value effective from April 2017 for unit 12a is £7,400.

## ENERGY PERFORMANCE CERTIFICATE

Rating: TBC.

## VIEWINGS

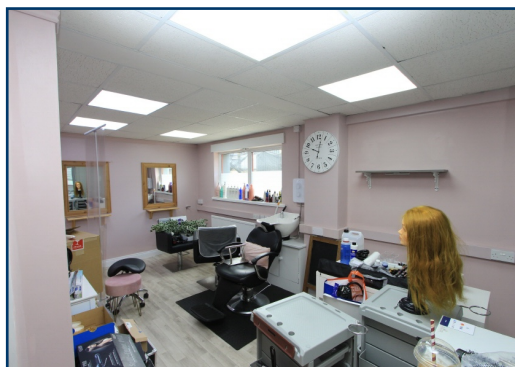
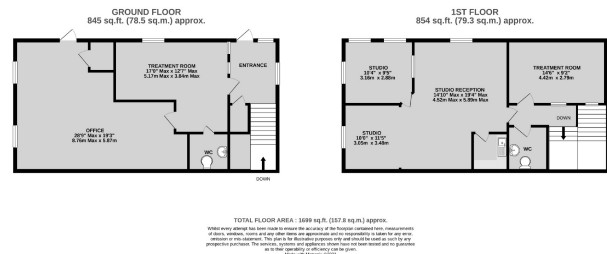
By appointment with Maggs and Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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 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 endeavours 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.

