

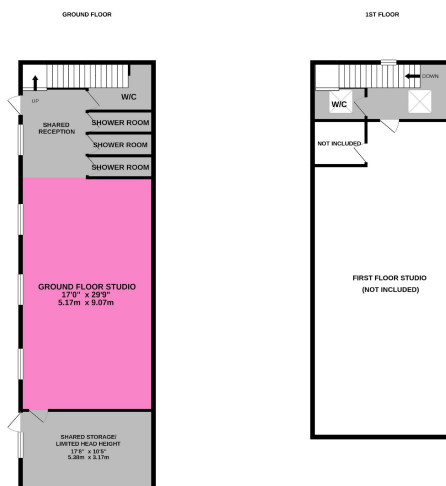


**Ground Floor, The Workshop, Hampton Lane, Bristol, BS6 6LE**  
**£9,600 Per Annum**

A former gym of approximately 508 sq ft with additional shared reception, male and female toilets, 3 changing rooms/showers and a further shared storage room to the rear. Benefits include air conditioning, rubber matt flooring and entry phone system. The unit is situated on Hampton Lane just off Cotham Hill and Whiteladies Road in a highly desirable location and would suit a similar gym/personal trainer, yoga/Pilate's studio, chiropractor or other health care/leisure user (subject to consents).



## Ground Floor, The Workshop, Hampton Lane, Bristol, BS6 6LE



While every attempt has been made to ensure the accuracy of the Tropicana Contained Pans, measurements of doors, windows, vents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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 long-term suitability or efficiency can be made.

### DESCRIPTION

A ground floor former gym presented to a high specification of approximately 508 sq ft. The first floor is occupied by a separate personal training studio which could provide for a fantastic synergy with a similar user on the ground floor. The property benefits from a shared reception (with separate entry phone systems), male and female toilets and 3 showers/changing rooms. In addition there is a shared storage room to the rear.

## LOCATION

Situated on Hampton Lane which runs parallel to Whiteladies Road, between Cotham Hill and Aberdeen Road.

## LEASE DETAILS

The studio is available to let on a new internal repairing only, and insuring basis. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: C (Valid to April 2031)

## BUSINESS RATES

We understand the business rates will require re-assessment based on the proposed layout. However, we would expect the rateable value to fall below the threshold to allow those eligible for small business rates relief to benefit from full relief although we strongly advise all parties to confirm directly with Bristol City Council.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## VIEWING

Strictly by appointment with Maggs and Allen only.

**VAT**

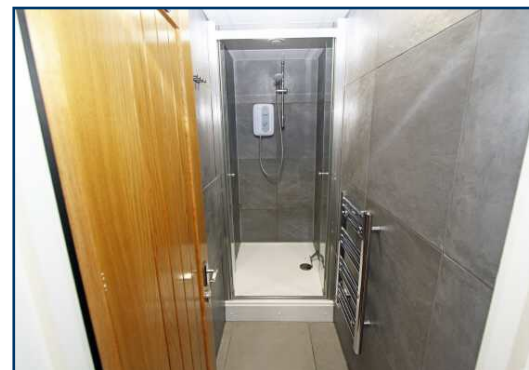
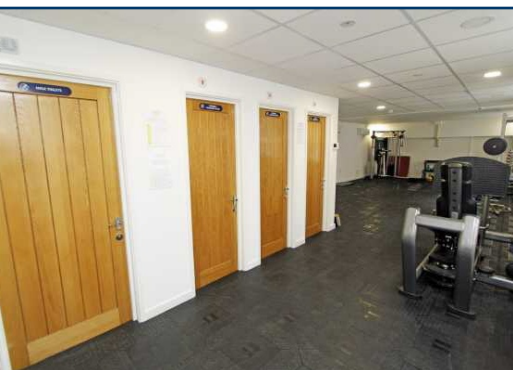
All figures quoted are exclusive of VAT unless otherwise stated.

**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 as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

## 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.

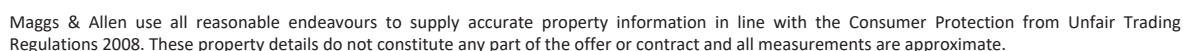


## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW



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.