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22 Richmond Hill, Clifton, Bristol BS8 1BA



## 101-104 Wells Road, Totterdown, Bristol, BS4 2BS

### £30,000 Per Annum

A ground floor gym of approximately 3,250 sq ft, with additional outside store, situated in a prominent position on the corner of Wells Road and St John's Lane, Totterdown within easy reach of Bristol Temple Meads Train Station.

The gym is arranged as male and female changing rooms, reception area, open plan gym, further studio areas and basement storage. Further benefits include a public car park to the front.

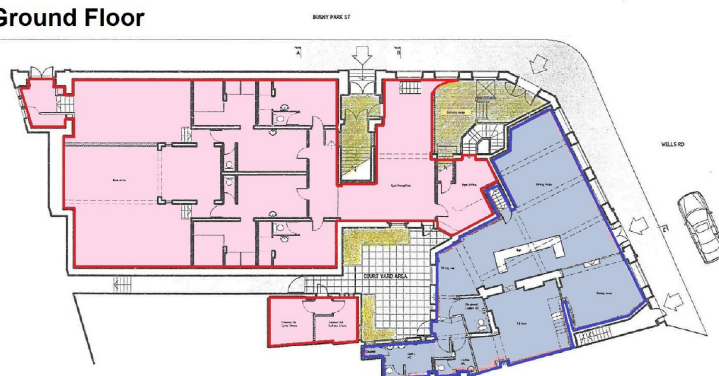
The demise would suit a similar user or convenience store or alike.  
Offered to let on a new effectively fully repairing and insuring term.



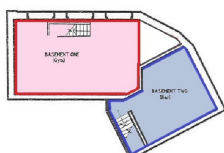


# 101-104 Wells Road, Totterdown, Bristol, BS4 2BS

## Ground Floor



## Basement



### DESCRIPTION

A ground floor gym of approximately 3,000 sq ft with further basement of 265 sq ft, benefitting from two entrances and a public car park to the front. The accommodation is currently arranged as a large open plan gym area, separate studio areas, male and female changing rooms with showers, reception, office and basement store.

The property would suit a similar user, showroom, or convenience store, and is offered to let on a new fully repairing and insuring basis.

### LOCATION

Situated on the junction of Wells Road and St John's Lane within close proximity of Tesco Express.

### BUSINESS RATES

The rateable value with effect from April 2017 is £16,250

### ENERGY PERFORMANCE CERTIFICATE

Rating: B

### FLOOR PLAN

The 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.

### LEASE DETAILS

The demise is available on a new effectively fully repairing and insuring basis (by way of service charge).

### 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.

### 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.

### VIEWING

Strictly by appointment with Maggs and Allen only

### 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 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.

