



TO LET

- Recently Renovated to a High Standard
- Immediate Access to High Street
- Parking if Required
- Multiple Uses

The Old Stables

Brook street, chipping Sodbury, BS37 6AZ

£12,000 per annum Plus VAT

The opportunity to rent in excess of 420ft² of high quality Office/retail space within the market town of Chipping Sodbury. Set over two floors this property offers itself to a multitude of users.

DESCRIPTION

The property provides a high quality workspace recently renovated to a high standard over both floors, set down a quiet side street within the heart of Chipping Sodbury benefitting from excellent transport links, passing trade and free parking within the locality.

LOCATION

The property is situated in the centre of Chipping Sodbury in a location n benefitting from vehicle and pedestrian access directly accessed from the High Street. Chipping Sodbury is approximately 5 miles from junction 18 of the M4 motorway allowing good commuter links to the larger centres of Bristol and Bath.

ACCOMMODATION

Ground Floor – 24m² / 259ft²

First Floor – 15m² / 161ft²

SERVICES

Electric and water connected. The property further benefits a small kitchenette and WC. The property is fitted out for office use with data cabling available at various ports around the rooms perimeter.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3 years with the opportunity of a Break Clause, if desired.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoing including but not limited to water, drainage, electric and business rates.

DEPOSIT

A deposit of 3 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

Currently rated at £7,700.

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

LOCAL AUTHORITY

South Gloucestershire District Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843 720.

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

