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## 540 Fishponds Road

Fishponds, Bristol, BS16 3DW

**£875 Per Month**



Lets Rent are pleased to offer this commercial retail premises, situated on Fishponds Road, Bristol. This property benefits from a shop frontage, separate side access, gas central heating, close to other local shops and amenities giving a high level of footfall. Easy Access to M32,

This premises is offered on a self repair lease and self-insuring basis.

Entrance: Front to shop, electric shutters - approx 19.14m<sup>2</sup> (206 Sq. F.T)  
Ideal use as a retail/office, leading to



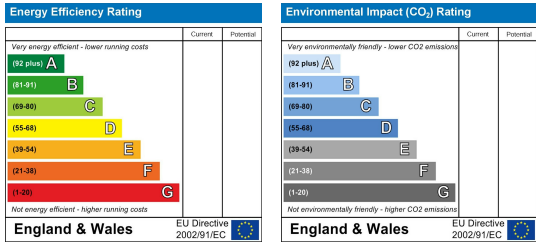
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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