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## 132 Ashley Road

St Agnes, Bristol, BS6 5PA

£900 Per Month

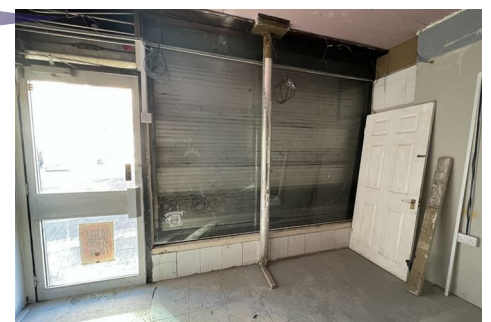
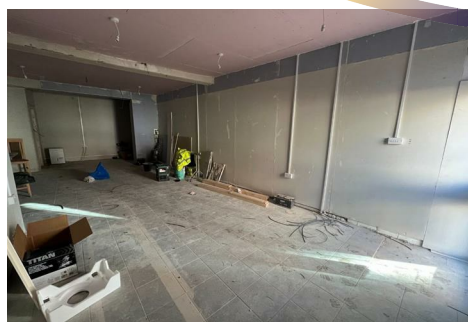


Lets Rent are pleased to offer this spacious commercial shop to rent, A1-A2 usage, ideal for an Office, Retail Shop, This property is offered unfurnished.

The shop is set for anyone to come in, fit as required, the shop is offered as a shell. Some works will be required for your step up.

Large main shop space with w/c. Services provided, electricity and water. The tenant will be liable for all bills for services including rates.

This property will be offered on a 1-3year negotiable term. Self-repairing and insuring lease. 3 months rent as deposit and 1st-month rent upfront. Each party to cover own legal costs.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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