



132 Ashley Road

St Agnes, Bristol, BS6 5PA

£800 Per Month

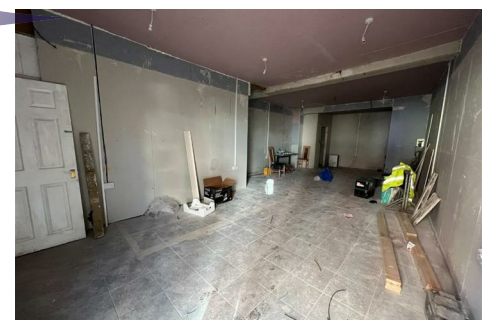
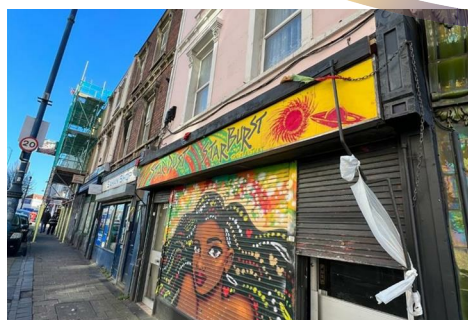


Lets Rent are pleased to offer this spacious commercial shop to rent, A1-A2 usage, ideal for an Office, Retail Shop, This property is offered unfurnished.

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

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.



...your local agent