

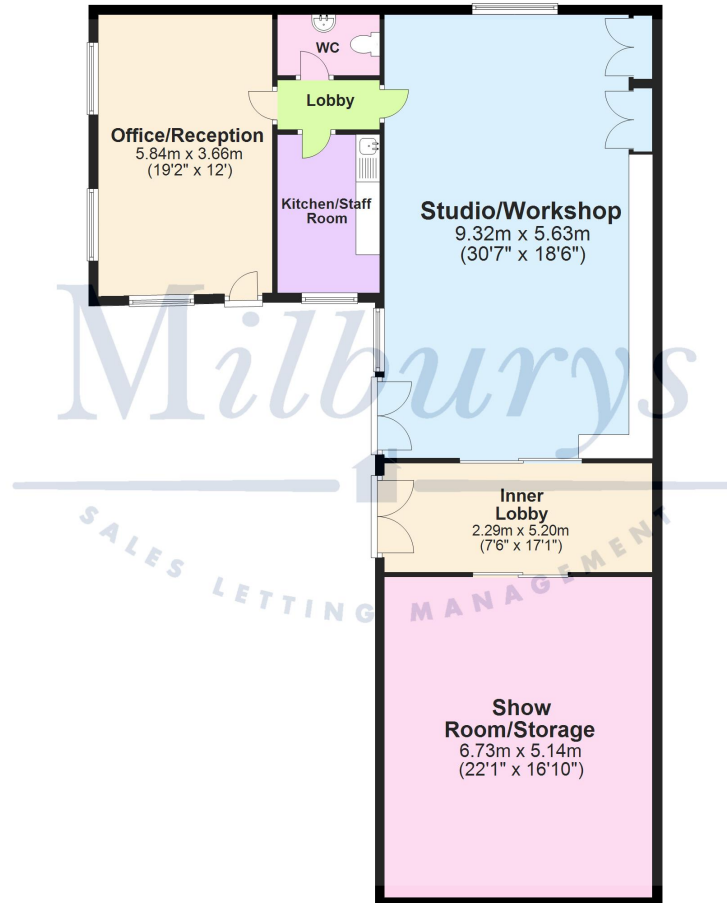


Office & Workshop, Southview Hounds Road, Chipping Sodbury, South
Gloucestershire, BS37 6EE

Per Annum
£14,000

Ground Floor

Approx. 139.7 sq. metres (1503.6 sq. feet)



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



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TO LET; A fantastic opportunity to lease a superior, spacious commercial premises just a short stroll along from the High Street. Ideal for those wanting a nice and bright, well presented and versatile property. The layout comprises of an entrance reception/office space (circa 232 Sq Feet) which then leads (passing the kitchen and WC) to a large studio/workshop (circa 569 Sq Feet) and finally onto an impressive showroom (circa 373 Sq Feet) which could also double as a secure storage facility. There has been a new gas hot air heating system installed plus there is the choice of recently fitted electric heaters in addition or if preferred. There is also replaced double glazing in the workshop. The workshop has loading doors from the parking area, plus there are double doors leading into the rear hallway so ideal for loading and unloading. The entrance to the parking has double gates which can be closed for security. Also an excellent opportunity for an online business as there is comfortable parking and turning space for a delivery van. The property is located in close proximity to the landlords residence and so we are seeking a considerate tenant who can reciprocate a courteous relationship with the landlord. The landlord is willing to discuss lease options and consider a break clause. Total Area circa 1,500 Sq Ft. Business Rateable Value £12,750 Per Annum - please contact the Rates Office to ascertain Rates 'Payable' and to check if a Small Business Rate Discount can apply. Rent Excludes Gas, Electric and Water. Available now!

Situation

With attractive countryside surrounds and a bustling High Street dating back to the 15th Century, Chipping Sodbury is a popular market town with a variety of commercial businesses and tourist interests. The High Street is a busy thoroughfare for both visitors and for local traffic as has cafes, restaurants, a selection of shops plus a Waitrose store. There are good road links for the M4 (Junction 18 to the South) and the M5 Junction 14 (which is to the North-West.) Bristol and Bath are easily accessible whilst the Cotswolds are on Chipping Sodbury's doorstep which attracts many walkers and outdoor enthusiasts. Westonbirt Arboretum and Tetbury are just a short drive from the nearby A46. Nearby rail links include Yate (local) and Parkway (Bristol), plus Stroud and Kemble (Gloucestershire) to the north.

Property Highlights, Accommodation & Services

- Central Chipping Sodbury Location - Walking to High Street - Ample Secure Parking
- Well Presented Office with Reception Area - Staff Kitchen and W.C - Large Workshop with Loading Doors to Parking - Secure Showroom / Storage Facility
- Rent £14,000 Per Annum Excluding All Bills and Any Applicable Business Rates
- Total Combined Areas Circa 1,504 Sq Feet / 139 Sq Metres
- Flexible Lease Offered with Break Clause Option
- Available Immediately

Directions

From our office in the High Street walk up Hounds Road until you see number 40 at the far end on the right. The office and workshops are just through the gates on the right hand side. (The Landlord lives in the neighbouring bungalow)

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