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Property Consultants

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commercial

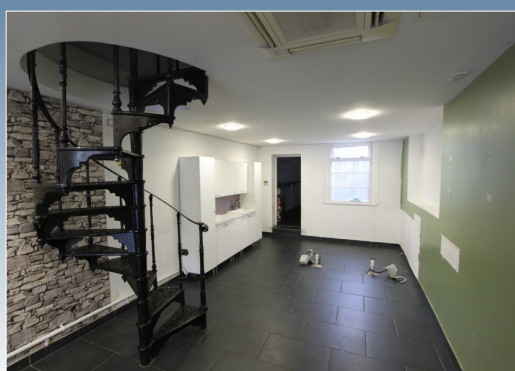


**215A Gloucester Road, Bishopston, Bristol, BS7 8NN**

**£345,000**

**\*\*\*FREEHOLD EXTENDED SHOP & LARGE 2 BED MAISONETTE\*\*\***

Extremely rare opportunity to purchase a vacant freehold property on the popular and very sought after Gloucester Road. The extended shop boasts some 785sqft with additional courtyard. The property has most recently been used by a cake bakery. The integral and spacious 2 double bedroom maisonette is ideal for an owner occupier. Early Enquiries Recommended.



# 215A Gloucester Road, Bishopston, Bristol, BS7 8NN

## DESCRIPTION

Well presented mixed-use property ideal for owner occupier and investment. Currently arranged as a ground floor shop with an integral 2 bed maisonette, we would suggest there is potential to create a self-contained access for the flat (subject to gaining the relevant consents).

## LOCATION

The property is situated in a busy trading position of Gloucester Road close to the junction with Sommerville Road. Notable neighbouring occupiers include 'My Local' convenience store, 'Zazus Kitchen' and 'Bagel Boy'.

## ACCOMMODATION

### Ground Floor - Approx. 785sqft

Arranged as large open plan sales area, rear kitchen with additional rear office/store and small courtyard.

### First & Second Floor Flat

Arranged over two levels, offering large reception (access to shop roof) with kitchen and shower room and two further large bedrooms to the top floor.

## TENURE

Freehold with vacant possession.

## BUSINESS RATES

The Rateable Value effective 1st April 2010 is £7,700. Interested parties should contact the Local Billing Authority for details of rates payable as small business rate relief may be available for those eligible.

## COUNCIL TAX

Band: A

## ENERGY PERFORMANCE CERTIFICATE

Shop: D

Flat: E

## VAT

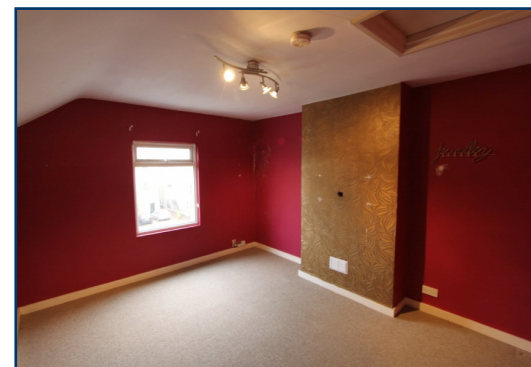
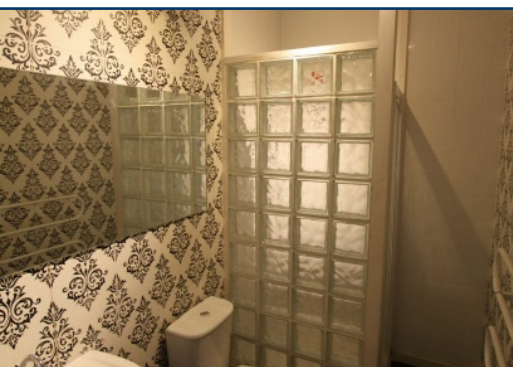
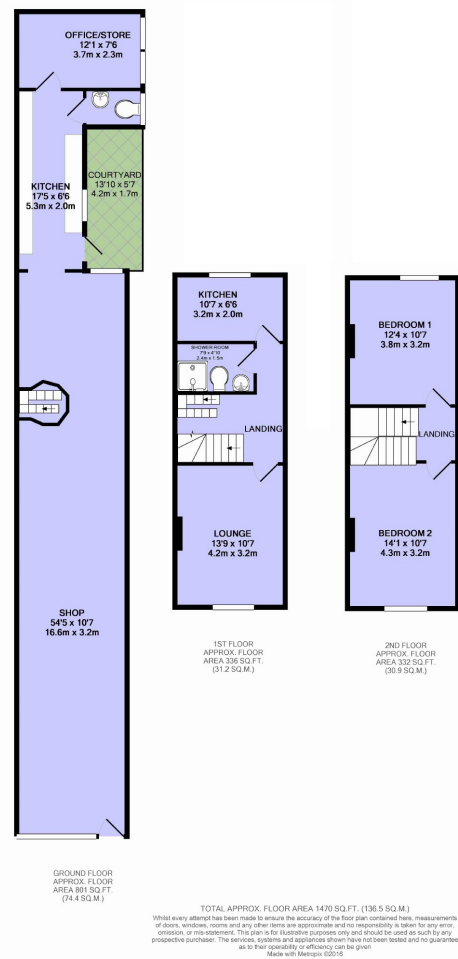
All figures quoted are exclusive of vat unless otherwise stated.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

## VIEWING

Strictly by appointment with Maggs & Allen



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

