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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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## LOT 1 - 753B Fishponds Road, Fishponds, Bristol, BS16 3UP

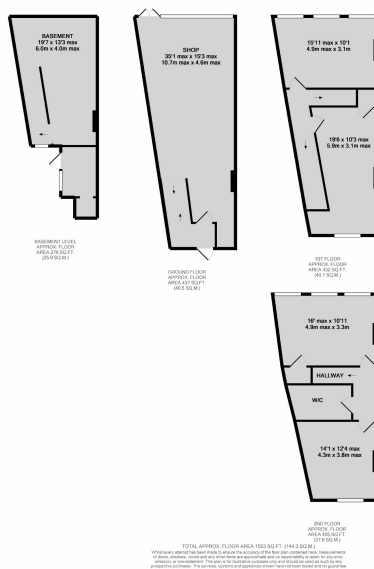
**For auction Guide Price £200,000 +**

Four storey commercial property of approximately 1,550 sq ft arranged as a ground floor shop with basement and two additional floors above offering potential for conversion to residential accommodation, subject to consents. The property is situated in a prominent position on Fishponds Road and benefits from a good-sized rear garden with rear access. Offered for sale with vacant possession.





# LOT 1 - 753B Fishponds Road, Fishponds, Bristol, BS16 3UP



## FOR SALE BY AUCTION

This property is due to be auctioned on the 27th February 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

By appointment

## SUMMARY

FOUR STOREY FREEHOLD INVESTMENT WITH POTENTIAL TO CONVERT

## DESCRIPTION

A mid-terraced four storey commercial property arranged as a ground floor shop with basement storage and two floors of ancillary accommodation above. The upper floors offer potential for conversion to a 3 bedroom maisonette and the basement level may offer potential for conversion to a studio flat, subject to obtaining the necessary planning consents.

## LOCATION

The property is situated in the centre of the main shopping parade on Fishponds Road. Neighbouring occupiers include 'Superdrug', 'Lloyds Pharmacy', 'Coffee 1' and various other shops and amenities.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## PLANNING

The planning application below was approved in 2008 but has now lapsed.

## Application No

08/03617/F.

## Description of Development

Change of use from bakery on ground floor with ancillary facilities on first and second floors to bakery remaining on ground floor with 1no. Two bedroom maisonette on first and second. New toilet in basement.

## Date of Decision

20 October 2008.

## VAT

We are informed VAT is not applicable on this property.

## BUSINESS RATES

The Rateable Value with effect from April 2017 is £10,000.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## SOLICITOR

Mr D Browne  
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## BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

