

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
allen

commercial



**226 North Street, Southville, Bristol, BS3 1JD**

**£475,000**

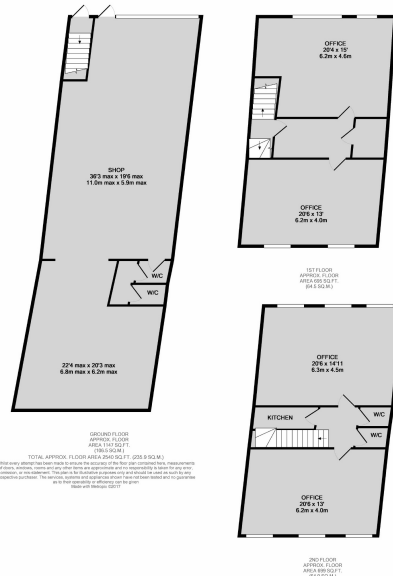
A mid terrace three storey commercial property comprising as an extended ground floor shop (approx. 1,120sqft) with two floors above presently arranged as offices offering potential for conversion to residential subject to obtaining the necessary consents. The buildings is offered for sale with vacant possession although the shop is also available to let by separate negotiation.

The property is situated in a prime location on North Street, Southville.  
Early enquiries are recommended.





# 226 North Street, Southville, Bristol, BS3 1JD



## DESCRIPTION

A rare opportunity to purchase a commercial freehold property on North Street offering potential for conversion of the upper parts to 2x self contained flats or one large maisonette, subject to obtaining all necessary consents. The ground floor was previously occupied by a bakery although is to be sold with vacant possession.

## LOCATION

Situated in a prime position on North Street. Notable neighbouring occupiers include, The Lounge, Coffee1, The Hen and Chicken public house, Coral and The Tobacco Factory.

## TENURE

Offered for sale freehold and with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

## FLOOR PLAN

The floor plan is provided for indicative purposes only and is not to be relied upon.

## NOTES

The ground floor shop is also available to let by separate negotiation at £25,000pa. The rear annexe is also available for sale by separate negotiation, due to go to auction on the 28th November 2017.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## BUSINESS RATES

The property is currently rated on the following basis:

Ground Floor - Rateable Value - £14,250  
First Floor - Front - Rateable Value - £2,600  
First Floor - Rear - Rateable Value - £2,800  
Second Floor - Rear - £2,125

## VIEWING

Strictly by appointment with Maggs & Allen.

## CONTROL OF ASBESTOS

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.



## 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.

