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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
allen

commercial



**22-24 City Road, St Pauls, Bristol, BS2 8TP**

**£750,000**

An exciting opportunity to purchase a potential development site situated in City Road, St Pauls within close proximity to Stokes Croft/Cheltenham Road. The site is currently occupied by a large double fronted ground floor shop (approx. 1,930sqft) with additional first floor (490sqft). We would suggest that the property offers potential for residential development to provide an extension to the first floor and additional storeys above, all subject to obtaining the necessary planning consents. Offers are invited on an unconditional and subject to planning basis.





# 22-24 City Road, St Pauls, Bristol, BS2 8TP

## DESCRIPTION

A mid-terraced double fronted shop with first floor auxiliary space offering potential for redevelopment. We would suggest there is potential for two additional storeys (to match the neighbouring property) and potential to extend at the rear.

## LOCATION

The property is situated on City Road opposite Hamilton House within close proximity to Cheltenham Road and the city centre. Cabot Circus and Broadmead shopping centres are within easy reach and the surrounding area has undergone significant redevelopment in recent years.

## DEVELOPMENT POTENTIAL

We consider that the site offers significant potential for redevelopment and a scheme of circa 7 apartments may be achievable, subject to obtaining the necessary planning consents. On the basis that a scheme of this size can be implemented, we would anticipate a Gross Development Value in the region of £1,475,000. However, the property does not currently benefit from any planning consent and redevelopment of the site would be subject to a full planning application.

## FLOOR PLAN

The existing floor plan is provided for indicative purposes only.

## TENURE

The property is offered for sale on a freehold basis.

Please note, the lower ground floor and rear yard is not included in the sale and will be retained by our client.

## METHOD OF SALE

Offers are invited both unconditionally and on a subject to planning basis.

## ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWING

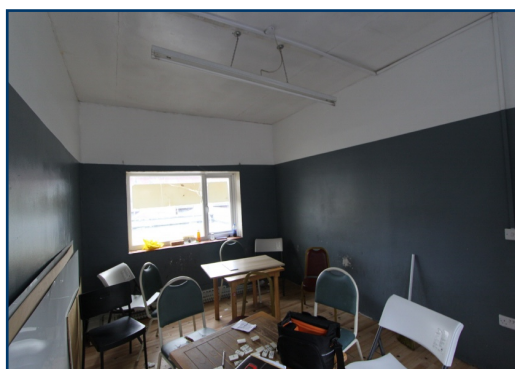
Strictly by appointment with Maggs & Allen.

## 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.



While every effort has been made to ensure the accuracy of the floor plan, measurements, or dimensions, we do not accept any liability for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used for any purpose other than to provide a general impression of the property. The actual layout and dimensions may vary from those shown on the plan. Please refer to the actual property for details.



## 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.

