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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
allen

commercial



**115 Staple Hill Road, Fishponds, Bristol, BS16 5AD**

**£350,000**

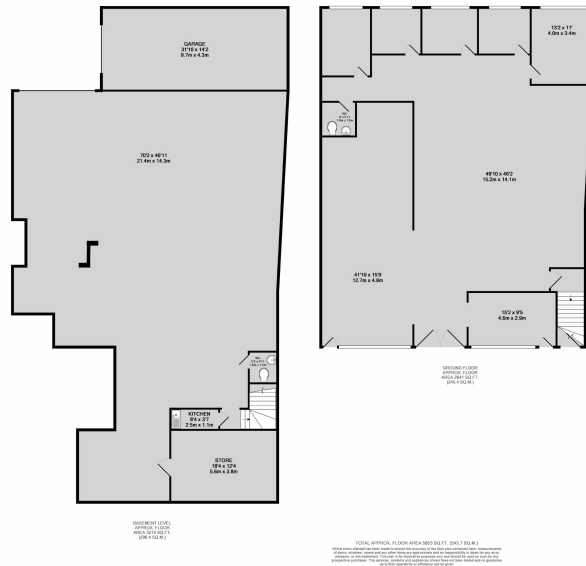
**\*\*DOUBLE FRONTED RETAIL UNIT FOR SALE\*\***

A substantial showroom of approximately 5853sqft, arranged as a ground floor shop of approximately 2641sqft, and a large basement level workshop of approximately 3212 sqft.

Benefiting from a prominent retail frontage, rear access and a front forecourt the property is situated on a main road between Fishponds and Staple Hill.



# 115 Staple Hill Road, Fishponds, Bristol, BS16 5AD



## DESCRIPTION

A double fronted ground floor showroom of approximately 2641sqft, predominantly open plan with partitioned offices at the rear. Benefiting from a forecourt to the front providing off street parking, and rear access. An additional basement area provides another 3212sqft of workshop/storage space, including a separate garage.

## LOCATION

Situated on the border of Fishponds and Staple Hill, the property offers good access to the ring road and M32/M4 motorway networks.

## TENURE

Understood to be Freehold.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## BUSINESS RATES

The rateable value effective from April 1st 2017 as per the VOA website is £27,250.

## PLANNING

We are informed the unit currently benefits from B1(c) light industrial use, but offers potential for A1 retail, subject to obtaining the necessary consents.

## NOTES

The property is available on the following terms:  
 The Ground Floor and basement are available For Sale at £350,000 .  
 The flat above is also available For Sale via separate negotiation.  
 The Ground Floor is available For Sale at £250,000 or To Let at £25,000 pa

## FLOORPLAN

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

## VAT

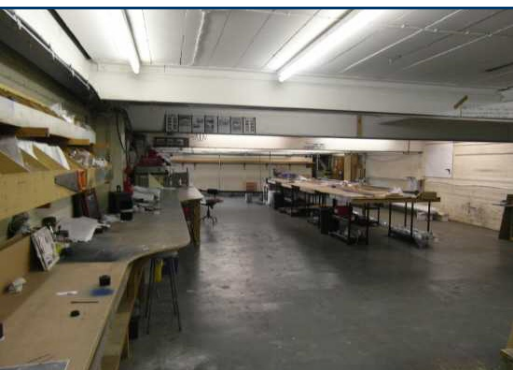
All figures quoted are exclusive of VAT unless otherwise stated.

## 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.

## VIEWINGS

By appointment with Maggs and Allen.



## 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.

