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Property Consultants

maggs
allen

commercial



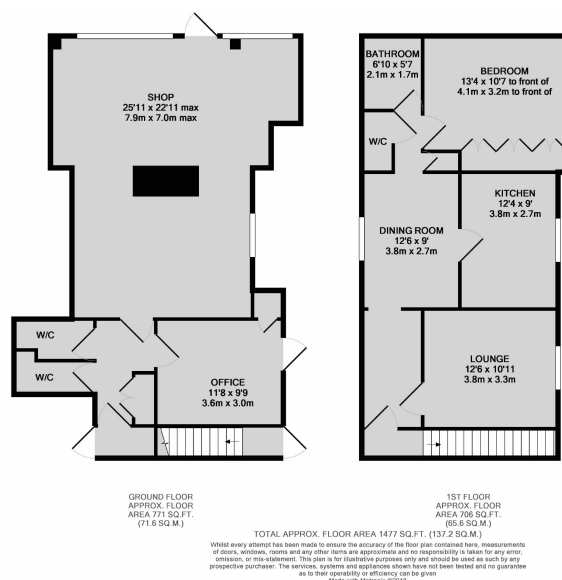
7 Passage Road & 13 Watkins Yard, Westbury On Trym, Bristol, BS9 3HN

£325,000

A Grade II listed mixed use investment comprising a ground floor shop/office of approximately 736sqft with a large, attractive first floor one bedroom apartment. The property is situated in a highly sought after location in Westbury On Trym village. The shop is offered for sale with vacant possession (although is also available To Let at £13,500pa) and the flat is currently let at £750pcm. Early enquiries are recommended.



7 Passage Road & 13 Watkins Yard, Westbury On Trym, Bristol, BS9 3HN



DESCRIPTION

A corner property arranged as a ground floor shop/floor of approximately 736sqft (Gross Internal Area). The shop provides approximately 425sqft of retail accommodation to the front with a further rear office of 115sqft, kitchenette and two toilets.

The first floor is arranged as a large one bedroom flat benefitting from UPVC double glazing, and offers potential to create a second bedroom, subject to obtaining the necessary consents. The ground floor is offered for sale with vacant possession and the first floor is let at £750pcm.

LOCATION

Situated in a popular location in Westbury On Trym village opposite 'The White Lion' public house.

FLOOR PLAN

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

TENANCY DETAILS

SHOP

The shop is currently vacant although is also available To Let at £13,500pa on a conventional Full Repairing and Insuring basis

FLAT

The first floor flat is let on an Assured Shorthold Tenancy agreement at £750pcm.

ENERGY PERFORMANCE CERTIFICATE

Shop: D

Flat: E

BUSINESS RATES

The rateable value with effect from April 2017 is £6,800. We therefore expect those eligible for small business relief to benefit from 100% exemption at the current time. However, we recommend all interested parties confirm directly with the local authority.

VAT

We understand VAT is not applicable to the rent.

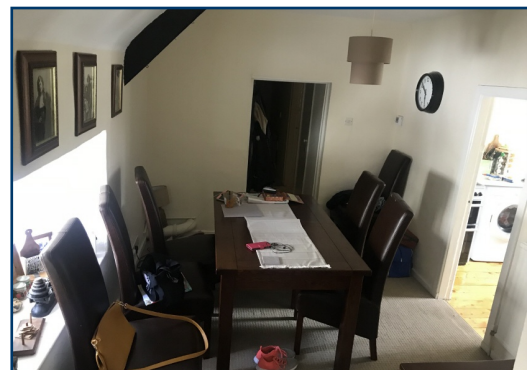
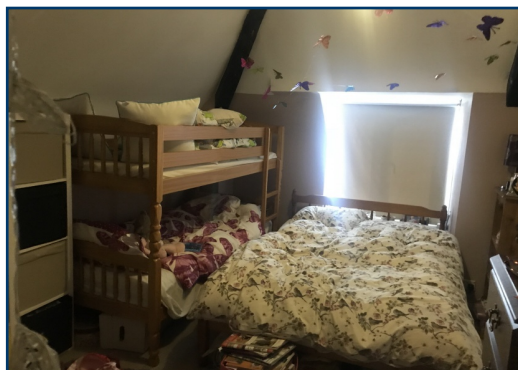
VIEWING

Strictly by appointment with Maggs and 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.

The vendor has informed us that an inspection of the ground floor has been carried out showing no signs of asbestos.



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.

