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Property Consultants

maggs
allen

commercial



7 Chelford Grove, Stoke Lodge, Bristol, BS34 6DD

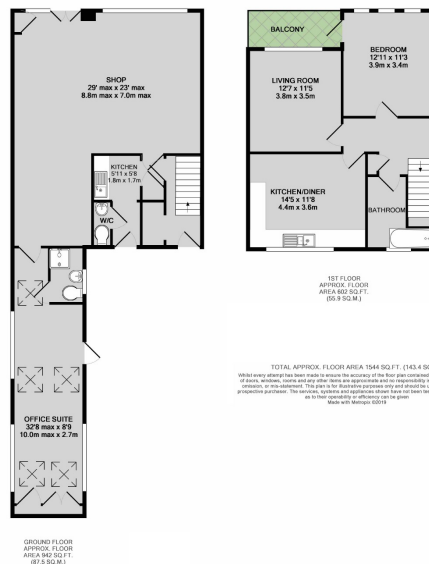
£250,000

A mixed-use property comprising an extended and well presented ground floor office of approximately 900 sq ft which benefits from gas central heating and off-street parking to the rear. The first floor is arranged as a large (600 sq ft) one bedroom flat with balcony offering potential to create a second bedroom, subject to consents. The flat is currently let on an Assured Shorthold Tenancy agreement and the ground floor is offered for sale with vacant possession.

The property is situated in a mixed rank of shops just off the A38 Gloucester Road, within easy access of the M5 and Aztec West.



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DESCRIPTION

A modern extended office of approximately 900 sq ft (gross internal area) benefiting from shower facilities, gas central heating, suspended ceiling, secure shutters and off-street parking to the rear. The first floor provides a large self-contained one bedroom flat arranged as a large kitchen/diner, lounge, bedroom, bathroom and balcony and offers potential to create a second bedroom (subject to consents).

LOCATION

Chelford Grove is located within a short distance of Stoke Lane and The A38 Gloucester Road, providing easy access to the Motorway networks and Bristol City Centre.

LEASE DETAILS

The ground floor office is offered for sale with vacant possession. We are informed that the flat is currently let on an Assured Shorthold Tenancy agreement at £575 per calendar month. We would suggest that this is a low rent and offers potential to increase in due course.

PLANNING

We understand that planning consent was granted in 2007 for the conversion of the ground floor shop (Use Class A1) to Offices (Class B1) under application number PT07/2114/F. Planning consent for the single storey extension was granted in 2007. Application NO: PT07/3542/F

BUSINESS RATES

The Rateable Value with effect from April 2017 is £4,900. We therefore expect those eligible for small business rate relief to benefit from 100% exemption at this time. However, we recommend all interested parties confirm with the Local Authority.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ground Floor: C
First Floor Flat: D

FLOOR PLAN

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

VIEWINGS

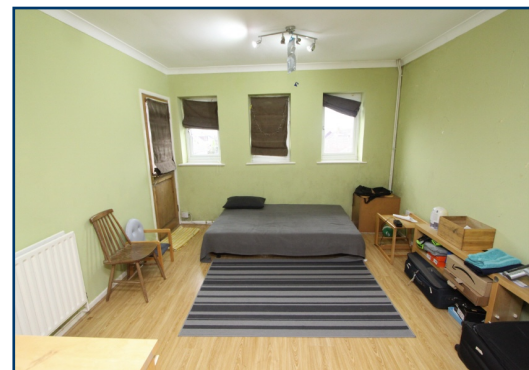
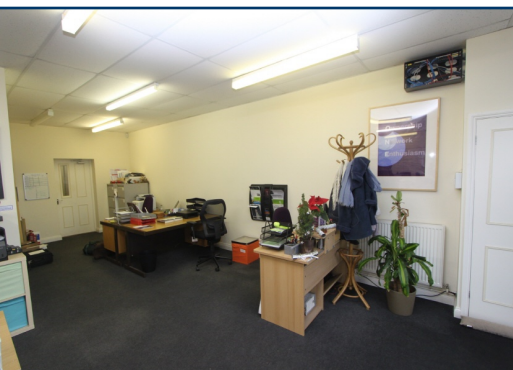
Strictly by appointment with Maggs and Allen

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.



Auction, Commercial & Chartered Surveyors

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