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Property Consultants

maggs
allen

commercial



3 & 4 The Triangle, West Hill, Portishead, BS20 6PG

£325,000

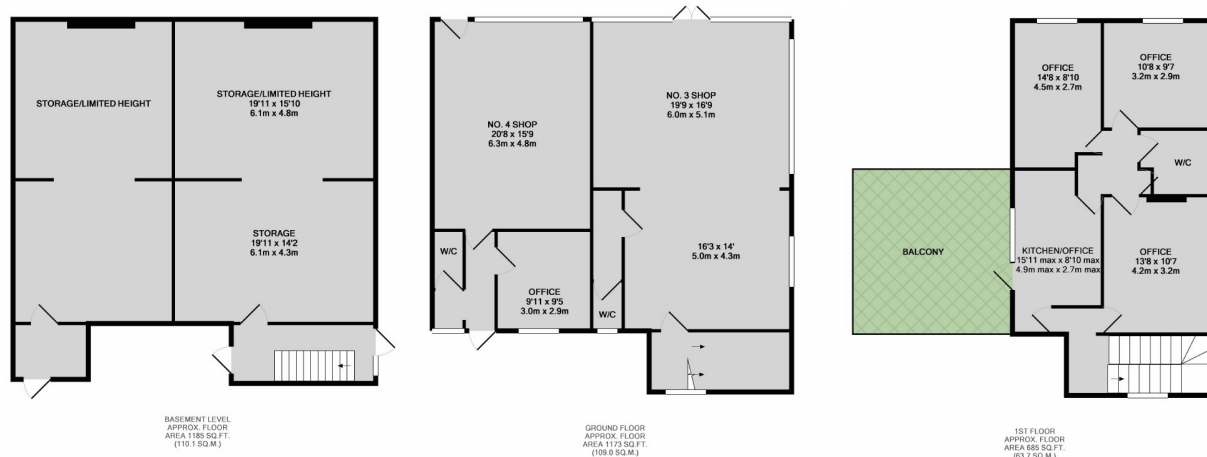
A substantial commercial property providing a large ground floor shop of over 1,000 sq ft (currently arranged as two shops) with additional basement storage. The first floor provides an additional self-contained office of approx. 480 sq ft. Planning consent was previously granted for conversion of the upper parts to residential accommodation although it is currently utilised as office space with a balcony.

Situated within a mixed rank of shops and amenities adjacent to the Avon Way public Car Park and within close proximity to Tesco Express and The Co-Operative supermarket.

Offered for sale with vacant possession.



3 & 4 The Triangle, West Hill, Portishead, BS20 6PG



DESCRIPTION

A large two storey commercial property with additional basement storage, with a total floor area of approximately 3,000 sq ft. The property is currently arranged to provide two ground floor shops, basement storage rooms and a first floor office suite. We understand the first floor (3A) has previously been used as residential accommodation although was most recently occupied as offices benefiting from gas central heating and a balcony. The long leasehold interest of 4A (the first floor above number 4) is not included in the sale. The property offers an excellent investment opportunity or SIPP purchase.

LOCATION

Situated just off West Hill, Portishead within a mixed rank of shops and amenities within close proximity to Tesco Express and The Co-Operative.

SCHEDULE OF ACCOMMODATION (Approximate floor areas)

4 The Triangle

Shop: 327 sq ft
Rear Office: 94 sq ft

3 The Triangle

Shop: 553 sq ft

3A The Triangle

3a The Triangle: 480 sq ft

TENURE

We are informed that the property is to be offered for sale on a freehold basis with vacant possession.

FLOOR PLAN

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

PLANNING

We understand that the shops were until recently used as A1 Retail. A Prior Approval application for the change of use from offices within Use Class B1(a) to a residential flat within Use Class C3 was granted under application number 14/P/0816/CUPA for 3A The Triangle. However, we understand the first floor was last occupied by an office user.

BUSINESS RATES

3 The Triangle: (including basement storage) Rateable Value - £6,500.
3a The Triangle: (first floor offices): Rateable Value - £3,050.
4 The Triangle: (including basement storage) Rateable Value - £5,247.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ground Floor Shop & Basement - TBC
First Floor Office - TBC

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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.



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.

