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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

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commercial

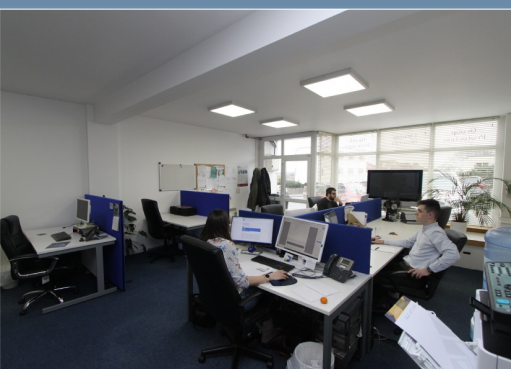


**509 Wells Road, Whitchurch, Bristol, BS14 9AL**

**£235,000**

A mid terrace ground floor shop/office of approximately 600sqft with an additional and self contained two bedroom maisonette above and behind. The property benefits from a good size rear courtyard and front forecourt providing off street parking. The flat is currently tenanted and the shop is offered for sale with vacant possession.

The property is situated on the A37/Wells Road with close proximity of junction with the new ring road/Airport Road.



# 509 Wells Road, Whitchurch, Bristol, BS14 9AL

## DESCRIPTION

A modern ground floor office (Use Class A2) of approximately 600sqft predominantly open plan with a rear office/kitchen and w/c. In addition there is a self contained two bedroom maisonette above and behind which benefits from gas central heating and UPVC double glazing. The flat is currently let on an Assured Shorthold Tenancy basis at £700pcm. The shop will be sold with vacant possession.

## LOCATION

Situated on the A37/Wells Road providing easy access to the shops and amenities of Whitchurch and Totterdown.

## BUSINESS RATES

The rateable value with effect from April 2017 is £5,600. We therefore expect those eligible for small business relief to benefit from a 100% exemption at this time. However, we recommend all interested parties to confirm directly with the local authority.

## TENURE

Understood to be Freehold.

## PLANNING

Planning consent was granted in January 2013 for change of use from Class A1/Retail to Class A2/Financial and Professional services.

## EPC

Ground floor: E  
Maisonette: D

## FLOOR PLAN

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

## VAT

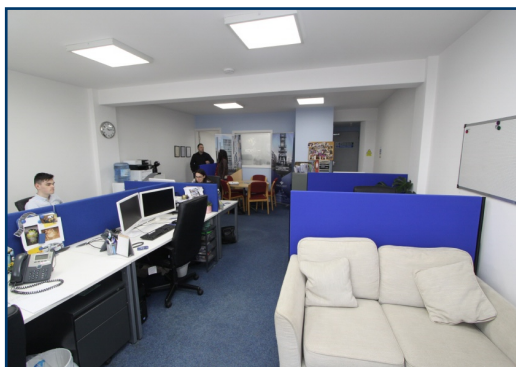
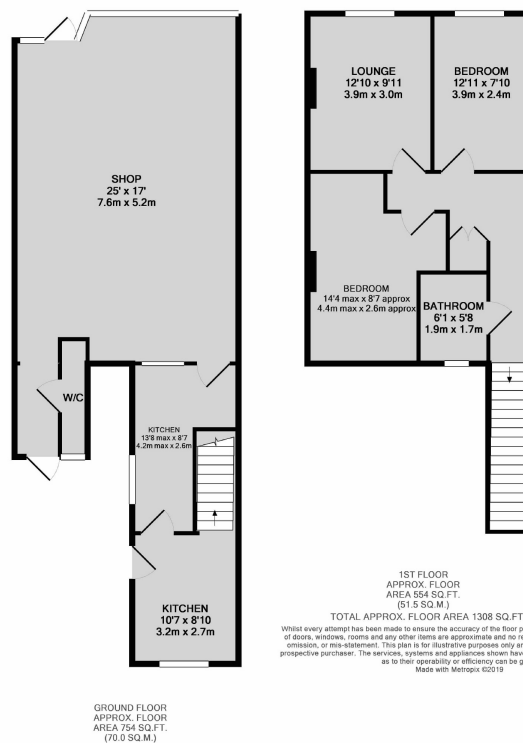
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

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.

