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Property Consultants

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commercial



## Former HSBC, 760-762 Fishponds Road, Fishponds, Bristol, BS16 3UD

### For auction Guide Price £180,000

An extended former HSBC bank measuring approximately 1,890 sq ft. This ground floor commercial property is in need of refurbishment and offers potential for a variety of different uses (retail, office, restaurant, cafe, bar etc), subject to obtaining the necessary consents. The property is situated in a prime position on Fishponds Road with excellent transport links to the City Centre. A fantastic investment opportunity with a potential rental return of circa £25,000 per annum.





# Former HSBC, 760-762 Fishponds Road, Fishponds, Bristol, BS16 3UD

## FOR SALE BY AUCTION

This property is due to be auctioned on the 25th July 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Tuesdays & Thursdays 10.45am - 11.15am

## SUMMARY

FORMER HSBC BANK (APPROX. 1,890 SQ FT) - POTENTIAL FOR A VARIETY OF USES

## DESCRIPTION

A substantial ground floor commercial premises previously occupied by HSBC bank. The property requires renovation and would make for an ideal investment with a potential annual rent in the region of £25,000.

## LOCATION

The property is situated in a prominent position on Fishponds High Street within close proximity to Aldi, Lidl and Morrisons. There are a wide variety of shops, bars and restaurants locally and easy access is provided to the City Centre and M32 Motorway.

## ACCOMMODATION

Please refer to floor plan for approximate room measurements and indicative internal layout.

## OUTSIDE

The property benefits from a small rear yard.

## PLANNING

The property was previously occupied by a bank (A2 Use Class). Alternative uses such as A3 (Restaurant/Cafe) or D1 (Nurseries/Health Care/Education) may be suitable, subject to obtaining the necessary planning consents.

## TENURE

The property is to be sold on the residue of a 999 year lease. Please refer to legal pack for further details.

## RENTAL POTENTIAL

We anticipate a market rent for the property in the region of £25,000 per annum, depending on the condition and use class when offered for let.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D

## SOLICITOR

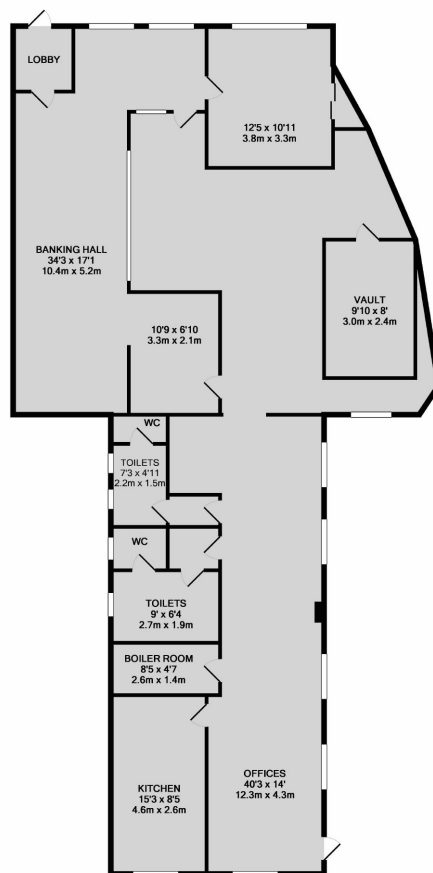
Mr E Langford, Meade King

Tel: 0117 926 4121

Email: eal@meadeking.co.uk

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.



TOTAL APPROX. FLOOR AREA 1894 SQ.FT. (175.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 10/2018



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton

Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze

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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.

