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Property Consultants

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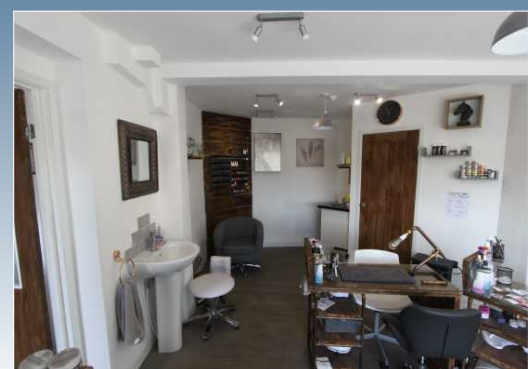
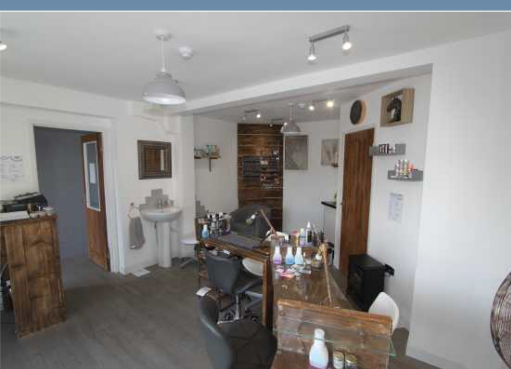
commercial



139a Shirehampton Road, Sea Mills, Bristol, BS9 2EE

£160,000

A well presented ground floor retail unit of approximately 249 sqft with self contained first floor ancillary of approximately 288 sqft. The first floor is informally arranged as a 1 bedroom flat. Situated on Shirehampton Road, Sea Mills the property is conveniently located for access to Westbury-on-Trym, Shirehampton, and the M5/M4 motorway networks via Avonmouth. Offered for sale on a Freehold basis with vacant possession the property would suit investors or owner occupiers looking for a live/work space subject to gaining the relevant consents.



139a Shirehampton Road, Sea Mills, Bristol, BS9 2EE

DESCRIPTION

A well presented mixed use property comprising a ground floor retail and self contained first floor ancillary. We feel there is potential to convert the first floor to a studio flat subject to consents. The property would suit investors and owner occupiers alike.

LOCATION

Situated in Sea Mills, the property provides easy access to Stoke Bishop, Westbury-on-Trym and Shirehampton. Access to the M5/M4 motorway networks is provided from nearby Avonmouth.

ACCOMODATION

Ground Floor: Approximately 249 sqft. The ground floor enjoys maximum natural light provided by the large front window. Further benefits include WC facilities, and a separate entrance lobby.
First Floor: Approximately 288 sqft. The First Floor is currently arranged informally as residential accommodation. Finished to a high standard, the property benefits from double glazing, wet room, electric hob and cooker hood. We understand there is no formal planning permission in place for residential use, however we feel planning consent could be obtained retrospectively for a studio flat.

TENURE

Understood to be Freehold.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E

BUSINESS RATES

The rateable value effective from April 2017, as per the VOA website, is £4,100.

We therefore expect small business owners to benefit from 100% rate relief at this time.

VIEWINGS

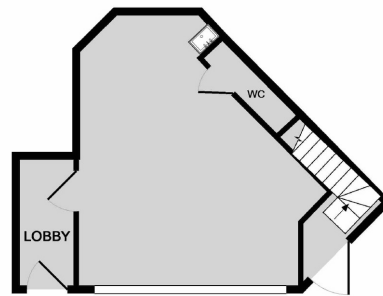
Strictly by appointment with Maggs & Allen.

VAT

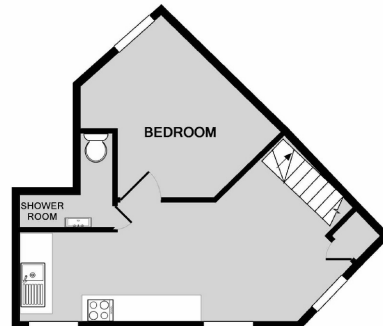
All figures quoted are exclusive of VAT unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

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.



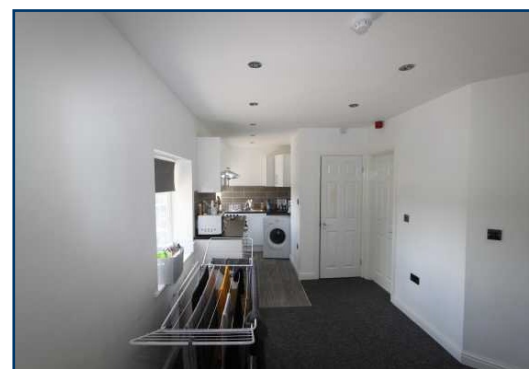
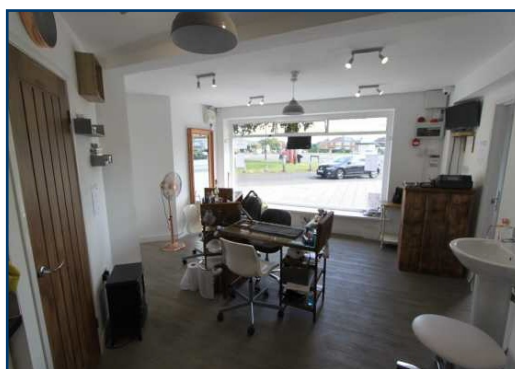
GROUND FLOOR
APPROX. FLOOR
AREA 267 SQ. FT.
(24.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 273 SQ. FT.
(25.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 541 SQ. FT. (50.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.
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Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

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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.

