



MAGGS & ALLEN

GLOUCESTER ROAD
BISHOPSTON, BRISTOL, BS7 8NU

Asking Price £350,000

- Freehold mixed use
- Shop
- Two studio flats
- Garage
- Great location



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk



DESCRIPTION

An attractive mixed use investment comprising a retail premises over the ground floor and basement, two studio apartments, and a rear garage.

The property is currently producing £22,200 per annum, with one studio flat and the garage vacant. Once fully let, the property is expected to achieve a rental income in the region of £33,000pa.

LOCATION

The property is situated in a prime location on Gloucester Road, renowned for its vibrant mix of independent shops, cafés, restaurants and everyday amenities, and is within close proximity of Bishop Road.

TENURE

Understood to be freehold. The first floor flat has previously been sold on a long lease.

LEASE DETAILS

The shop is let on the remainder of a 10 year lease from 2020 at £12,000pa with no break options or rent reviews outstanding.

The basement studio flat is let on an AST at £850pcm.

The ground floor studio flat is currently vacant but we anticipate a rent of circa £750pcm to be achievable.

The garage is also vacant but would suggest a rental value of £150pcm.

BUSINESS RATES

The rateable value for the shop with effect from 2026 is £7,300. We therefore would expect those eligible for small business relief to benefit from 100% exemption at

this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

Shop - E

Ground floor studio - C

Basement studio - C

FLOOR PLAN

The 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.

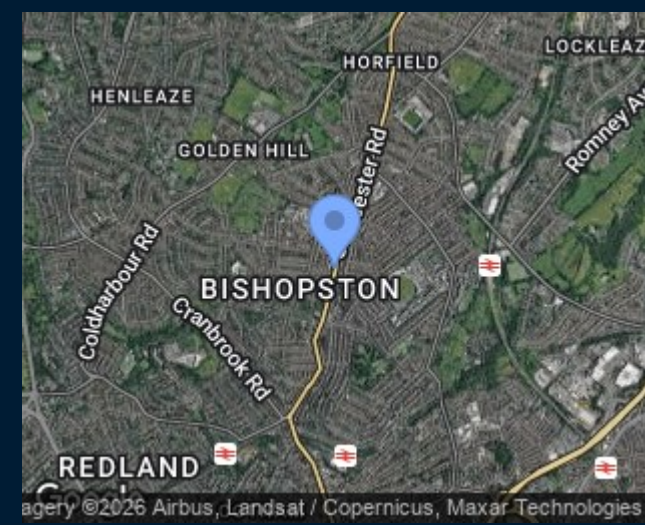
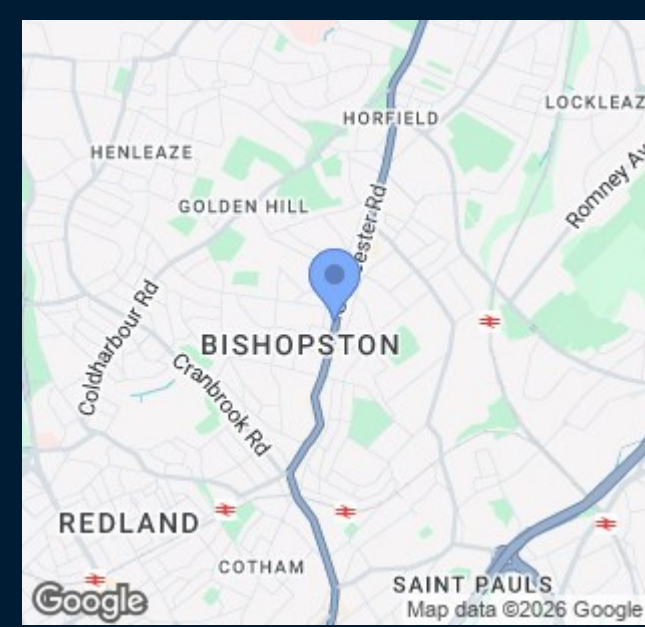
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

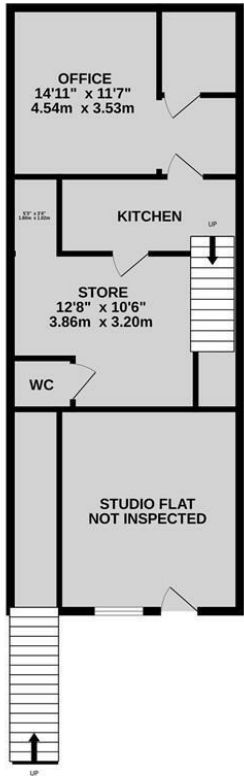
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.



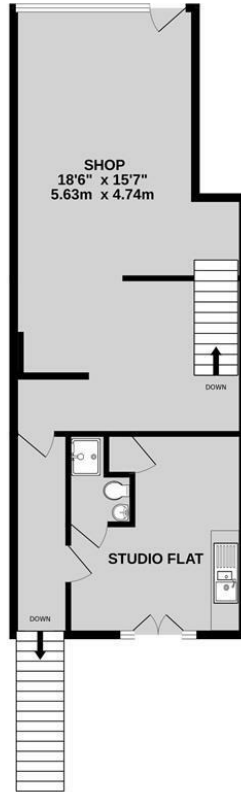


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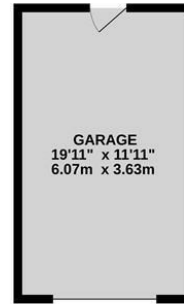
BASEMENT
672 sq.ft. (62.5 sq.m.) approx.



GROUND FLOOR
663 sq.ft. (60.7 sq.m.) approx.



GARAGE
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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