



# MAGGS & ALLEN

3 DOWRY PLACE  
HOTWELLS, BRISTOL, BS8 4QL

**Asking Price £450,000**

- Impressive four storey Georgian mixed-use property.
- Two storey chiropractic clinic and large maisonette above.
- Fantastic scope for redevelopment.
- Potential for 2 large maisonettes or single residence.



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

**0117 973 4940**  
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## DESCRIPTION

An attractive four storey, mixed-use Grade II listed Georgian building, situated in a prime location in Hotwells, within close proximity to Bristol's Harbourside and Clifton Village. The property is arranged as a ground and basement former chiropractic clinic, with a large maisonette above. There is potential for conversion of the clinic into a further maisonette, or to convert the building into a family home (subject to obtaining the necessary consents), or could be retained as a mixed use/ live-work opportunity.

## LOCATION

Situated in a predominantly residential and central location in Hotwells, within easy reach of the Harbourside.

## ACCOMMODATION

The property measures approximately 1,700 ft<sup>2</sup> (158 m<sup>2</sup>) and is currently arranged to provide a former chiropractic clinic on the ground and basement levels with a residential maisonette on the first and second floors.

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

## TENURE

Understood to be freehold. Offered for sale with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

### RATINGS

First and Second Floor Maisonette - C

Ground and Basement Clinic - C

### BUSINESS RATES

The Rateable Value with effect from April 2026 is £13,500. The flat has a council tax band C.

### FLOOR PLAN

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

### REDEVELOPMENT POTENTIAL

The property offers potential to reconfigure the existing accommodation into two spacious 2-bedroom maisonettes (subject to consents). We would anticipate a potential GDV in the region of £700,000 - £750,000 (£350,000-£375,000 per maisonette), depending on the exact specification. Alternatively, the property could be converted into an impressive single residence (subject to consents). We would anticipate a resale value in the region of £675,000.

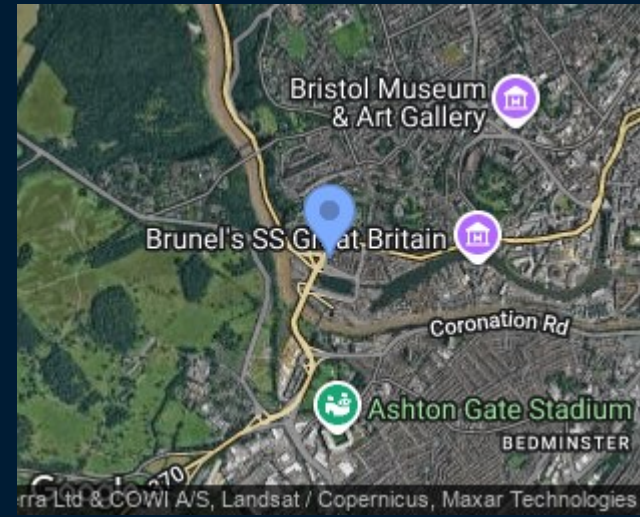
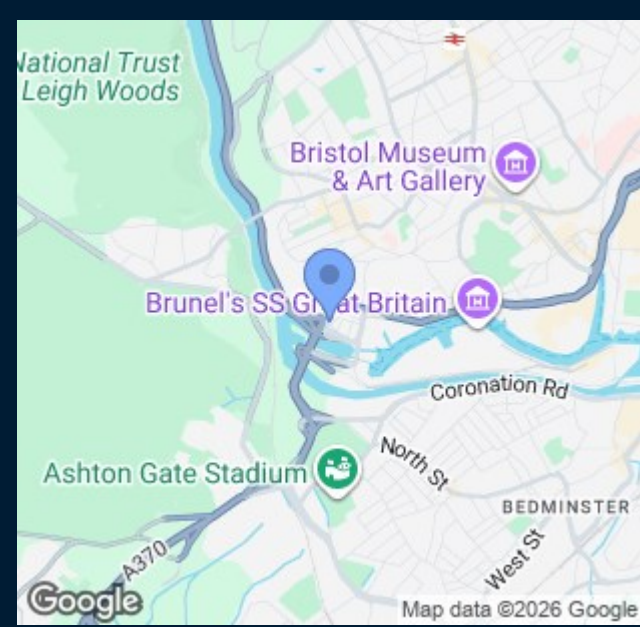
### VAT

All figures quoted are exclusive of VAT unless otherwise stated.

### VIEWINGS

By appointment.





Maggs & Allen use all reasonable endeavours 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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Basement



Ground Floor



First Floor



Second Floor



**Approximate total area<sup>m</sup>**

1809 ft<sup>2</sup>  
168.1 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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