



MAGGS & ALLEN

122 CHELTENHAM ROAD

BRISTOL, BS6 5RW

Asking Price £525,000

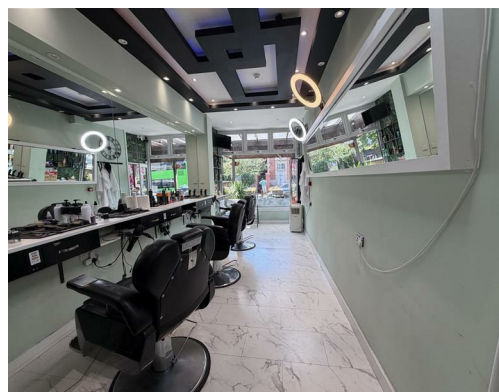
- Mixed Use Investment
- Shop & 3 Flats
- Popular Location
- Partially Let
- Potential Rent of approx. £45,709pa



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A mixed use investment opportunity, currently partially let, with the potential to generate a gross rental income of £45,709 per annum once fully occupied. The property comprises a ground floor retail unit, currently occupied by a barbers, together with three self contained one bedroom flats arranged over the upper floors. the shop and 2 of the 3 flats are already let, and the third flat is currently being redecorated ready for letting. The property offers an attractive combination of existing income and future rental growth potential through the letting of the vacant accommodation and uplift of any future lettings.

LOCATION

The property occupies a prominent position on the border of Cotham and Stokes Croft, benefiting from excellent access to the amenities and attractions of both areas. It is conveniently situated close to the junction with Ashley Road, providing good connectivity to the surrounding road network and Bristol city centre. The location offers a vibrant mix of independent retailers, cafés, restaurants, and local services, together with excellent public transport links, making it an attractive and well connected setting.

TENURE

Understood to be freehold.

LETTING DETAILS

Ground floor shop - let at £10,609pa from 1st September 2026, with approximately 8.5 years remaining. Annual rent increase of 3%.
Flat 1 - Currently vacant. Potential rent of £1,150pcm
Flat 2 - let at £850pcm
Flat 3 - let at £925pcm

Potential total gross rent once fully occupied - £45,709pa

BUSINESS RATES

The rateable value of 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 - C
Flat 1 - E
Flat 2 - C
Flat 3 - D

FLOOR PLAN

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

VAT

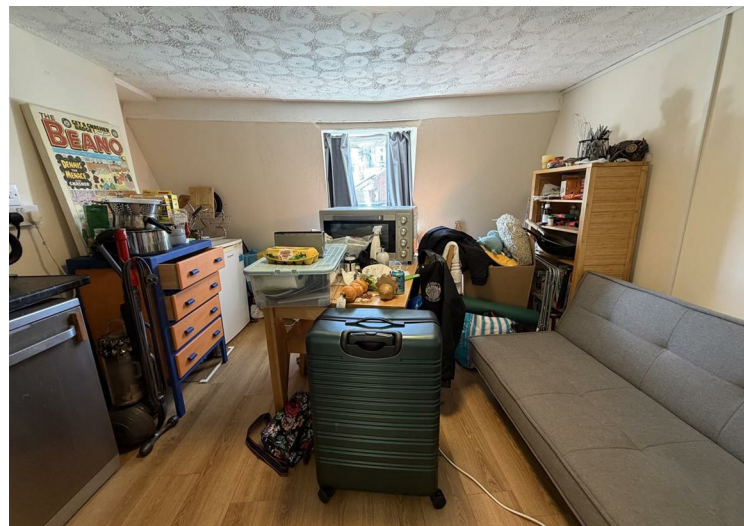
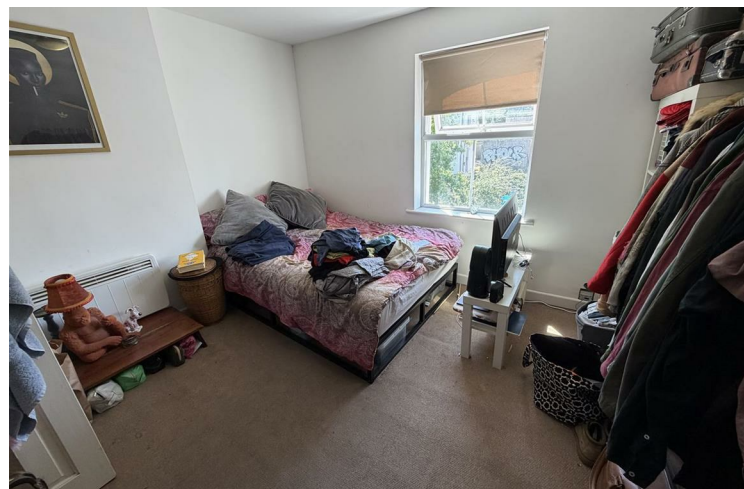
All figures quoted are exclusive of VAT unless otherwise stated.

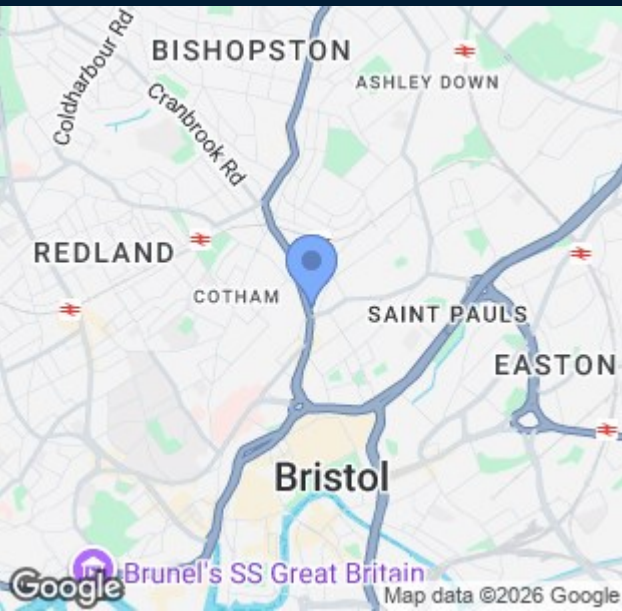
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

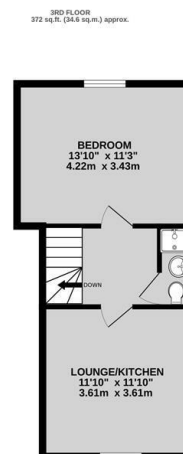
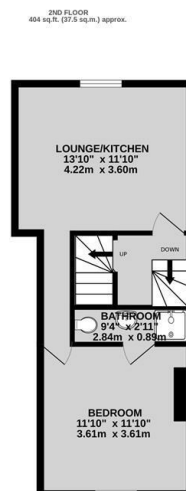
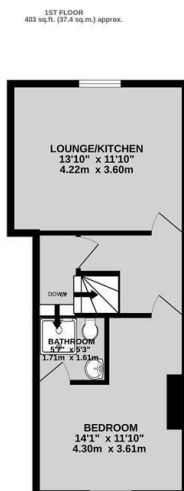
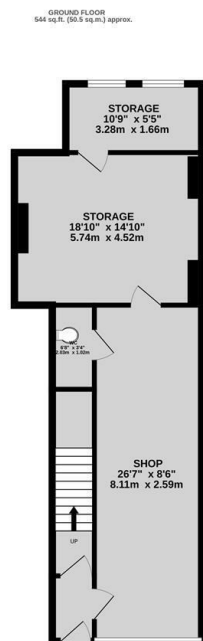
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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





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.

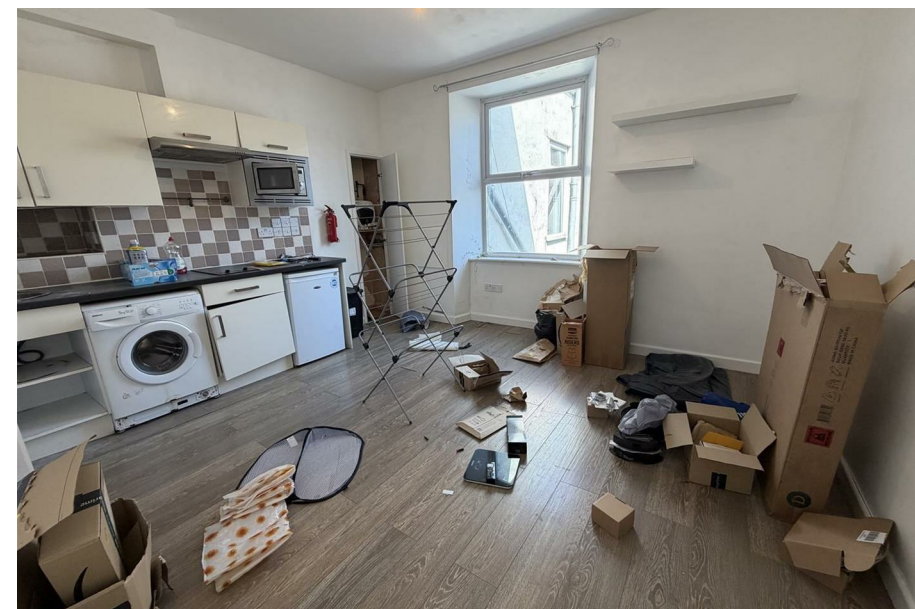




TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

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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