

# MAGGS & ALLEN

2A ST. PETERS RISE

BRISTOL, BS13 7LU

**Asking Price £397,000**

- Fully let mixed use investment
- Shop, flat and workshop
- Let producing £34,200pa
- Freehold



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

Mixed use freehold investment opportunity.

A fully let mixed use property comprising a ground floor retail unit with basement storage, a self-contained maisonette above, and a rear workshop. The property generates a total rental income of £34,200pa. The rear workshop offers scope for conversion to residential use, subject to the necessary consents, providing potential for future value uplift. Offered for sale freehold, subject to existing occupational tenancies.

## LOCATION

The property enjoys a prominent position within a vibrant and well established mixed use parade on St. Peter's Rise, Headley Park, Bristol. Located at the junction with Bishopsworth Road, the premises benefit from high visibility, making it an attractive location for both commercial and residential occupiers.

## TENURE

Understood to be freehold.

## TENANCY DETAILS

The property is fully let producing £34,200pa on the following basis:

Shop - £12,000pa (7 year term from February 2025, upwards only rent review and tenant break clause, year 3)  
Flat - £18,000pa (subject to an annual review)  
Workshop - £4,200pa (7 year term from February 2025, upwards only rent review and tenant break clause, year 3)

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,200. 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 & Basement - C (valid until July 2034)

Maisonette - E (valid until February 2035) Recommended works from assessor to improve to a C rating: 1. Dual meter electricity and one heater. 2. Dual immersion tank.

## FLOOR PLAN

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

## VAT

We understand the property is not elected for VAT.

## VIEWINGS

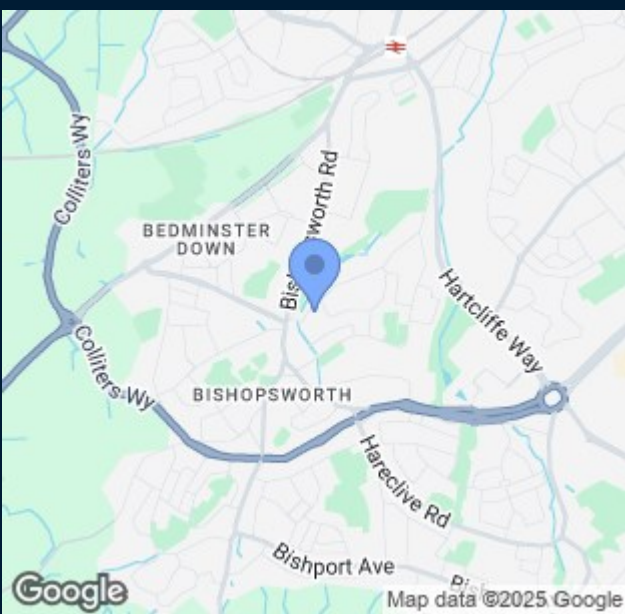
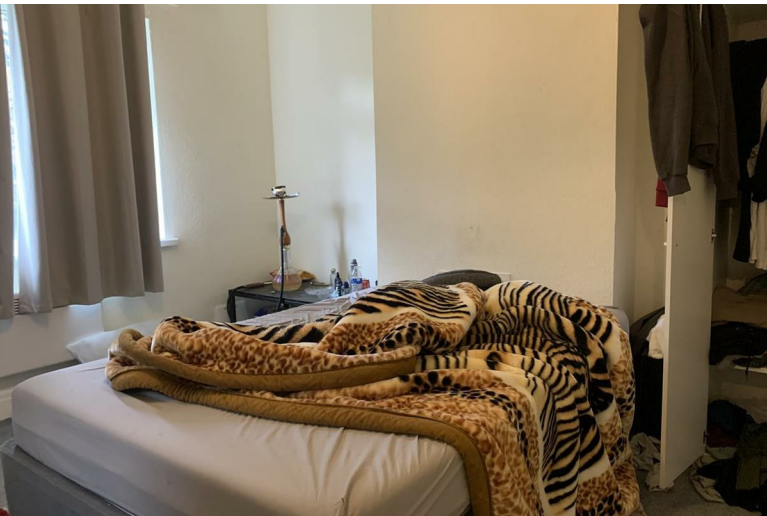
By appointment with Maggs & Allen.

## 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.



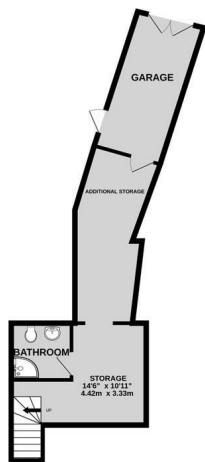




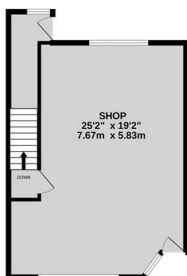
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



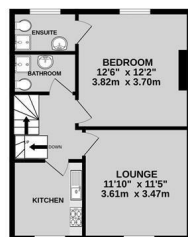
**BASEMENT**  
410 sq.ft. (38.1 sq.m.) approx.



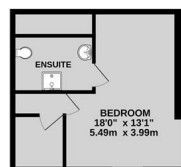
**GROUND FLOOR**  
487 sq.ft. (45.3 sq.m.) approx.



**1ST FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**2ND FLOOR**  
306 sq.ft. (28.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1665 sq.ft. (154.6 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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