



MAGGS  
& ALLEN

**170 HENLEAZE ROAD**  
HENLEAZE, BRISTOL, BS9 4NE  
**Asking Price: £220,000**  
**or To Let at: £18,000pa**



170 HENLEAZE ROAD, HENLEAZE, BRISTOL, BS9 4NE

Asking Price £220,000

## DESCRIPTION

Extended ground floor shop of approximately 1,000 ft<sup>2</sup> with the added benefit of off street parking to the rear.

The unit is available for sale with vacant possession at £220,000, and alternatively, is also available to let at £18,000pa.

## LOCATION

The shop is situated in the ever popular, Henleaze Road. Neighbouring occupiers include Cats Protection, the post office and Henleze Hardware store.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £15,250.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

## FLOOR PLAN

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

## TENURE

The shop is available for sale with vacant possession. We understand the shop will be offered on a freehold basis, but the flat above has been sold off on a long lease.

## NOTES

There is a container in the rear yard which is also available for sale/to let by separate negotiation.

## VAT

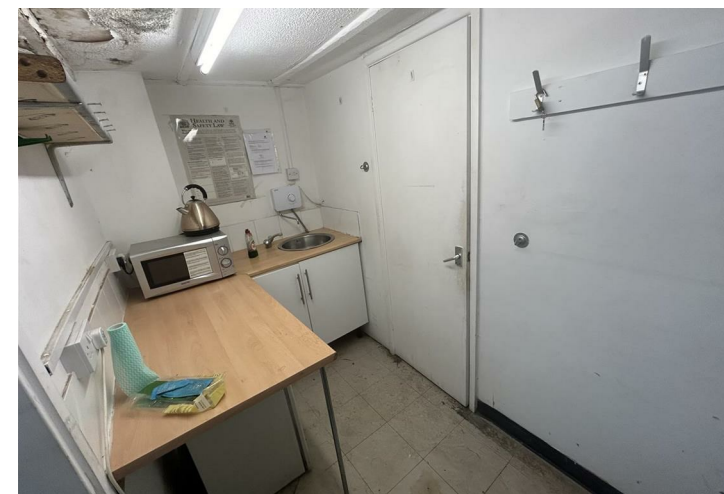
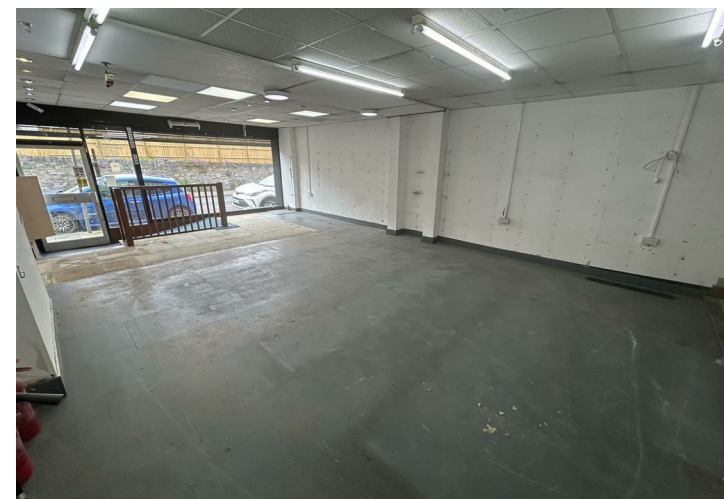
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

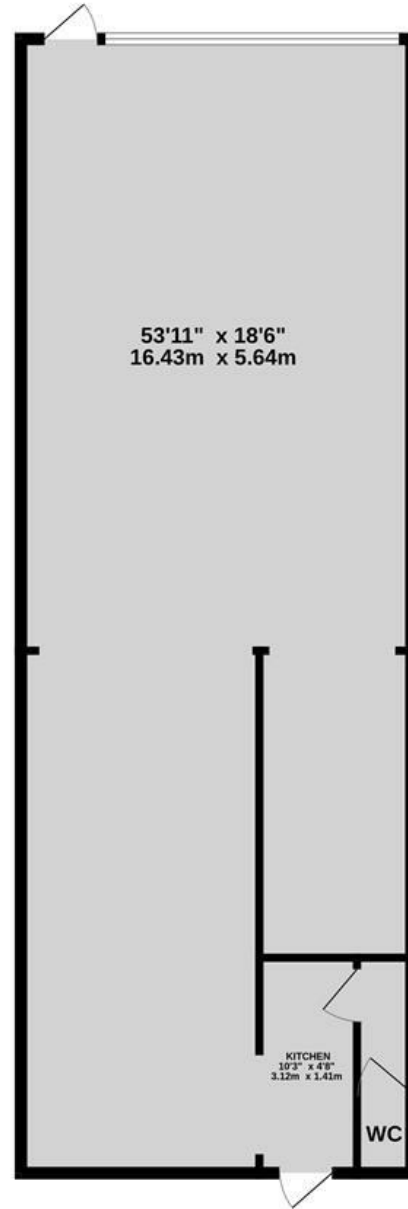
By appointment.

## 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.

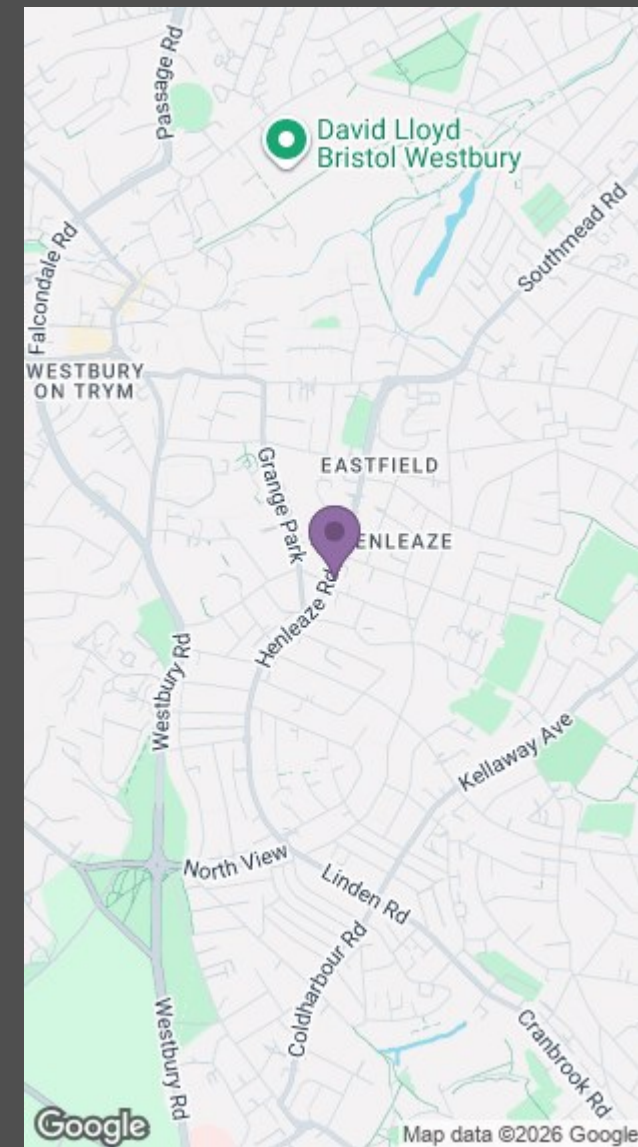


GROUND FLOOR  
997 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 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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