

# MAGGS & ALLEN

151 GLOUCESTER ROAD  
BISHOPSTON, BRISTOL, BS7 8BA

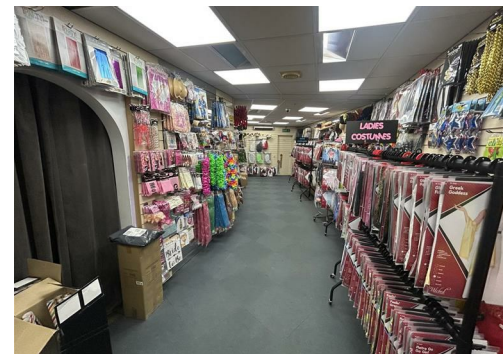
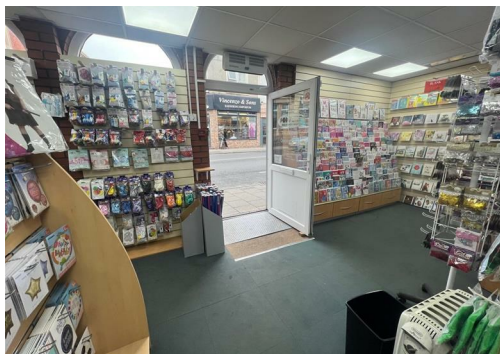
Asking Price £295,000

- Freehold Shop
- Offered For Sale With Vacant Possession
- Prime location on Gloucester Road
- Approx. 1,192 ft<sup>2</sup>



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

0117 973 4940  
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## DESCRIPTION

A sizeable freehold double fronted shop of approx. 1,192 ft<sup>2</sup> ( 111 m<sup>2</sup>) in a prime location on Gloucester road in Bishopston. Offered for sale with vacant possession, the property offers potential for a variety of different uses (subject to consents) and would suit owner occupiers and commercial investors. The property benefits from rear access. A rare opportunity in this location.

## LOCATION

The shop is situated in a highly desirable trading position on Gloucester Road, within close proximity to The Bristol Flyer and Tesco Express.

## TENURE

We understand the shop is to be offered for sale on a freehold basis, and with vacant possession.

There are two flats above the shop that have been sold off on a long leasehold basis, each paying an annual ground rent of £50pa.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £12,750. We advise all interested parties to confirm the rates payable directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

## FLOOR PLAN

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

## VAT

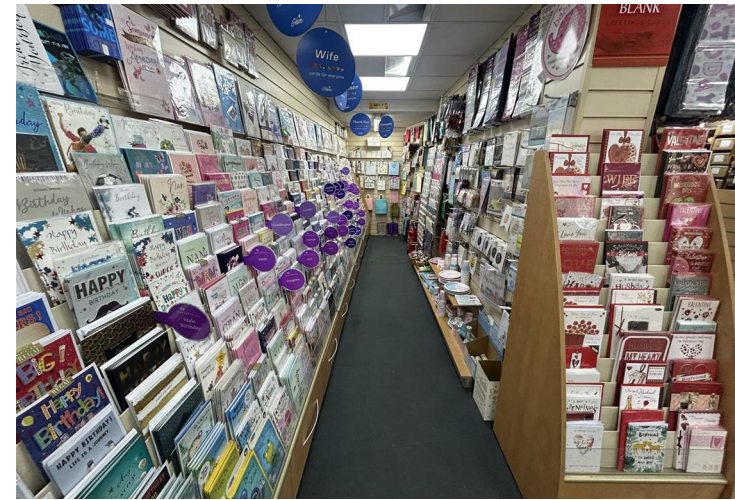
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

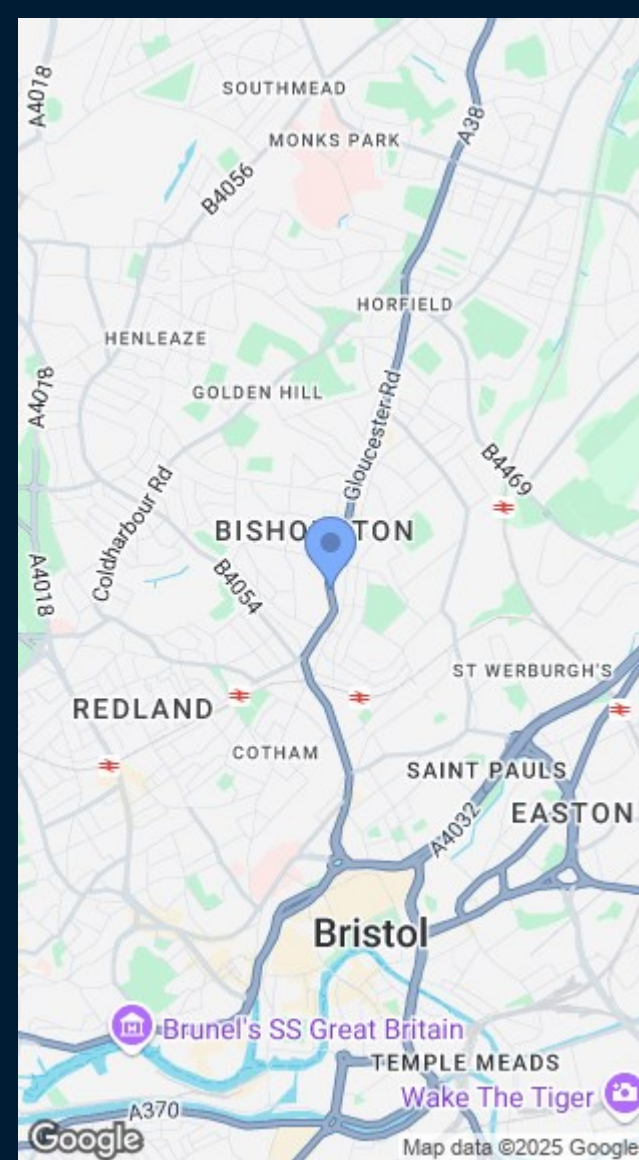
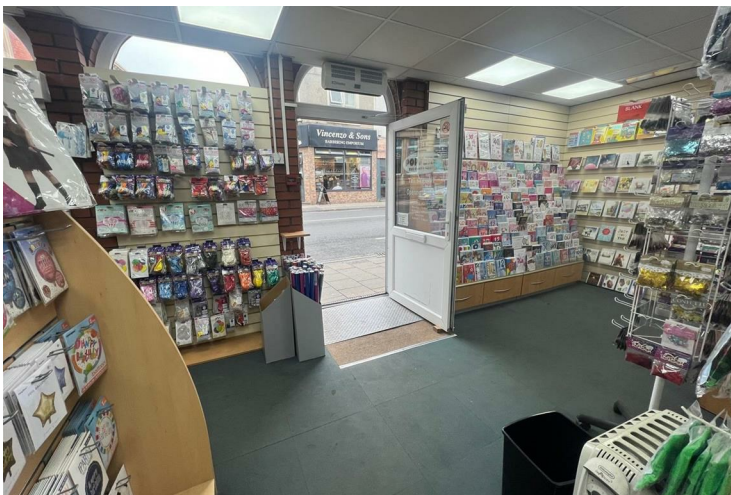
By appointment.

## 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.



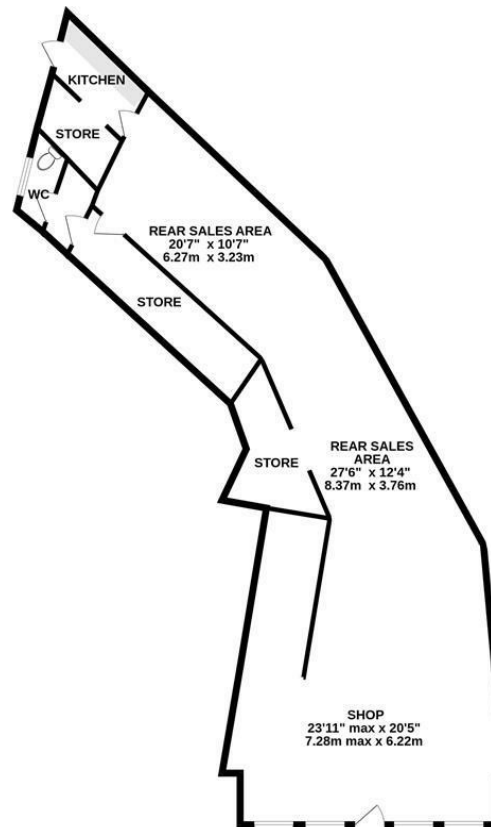




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



151 GLOUCESTER ROAD

TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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