MAGGS & ALLEN

11 SOUNDWELL ROAD

BRISTOL, BS16 4QG

Asking Price £275,000

- Mixed use
- Ground floor shop
- 3 bedroom maisonette
- Freehold

RICS
Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

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Asking Price £275,000

DESCRIPTION

Mixed use property comprising a ground floor retail unit (currently vacant) with a 3 bedroom maisonette above. We estimate the rental value of the shop, once let, to be in the region of £12,000 per annum. The maisonette is let at £947.40 per calendar month, with potential for rental growth.

LOCATION

The property is situated on Soundwell Road, just a short distance from the High Street in Staple Hill. Its position offers easy access to a variety of local shops, cafes, and amenities, making it a convenient and desirable location for both residents and visitors.

TENURE

Understood to be freehold.

OUTSIDE

Garden to the rear, accessed via the retail unit.

BUSINESS RATES

The rateable value for the shop with effect from 2026 is £8,100. 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 - TBC
Maisonette - E (valid until October 2030)

FLOOR PLAN

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

VAT

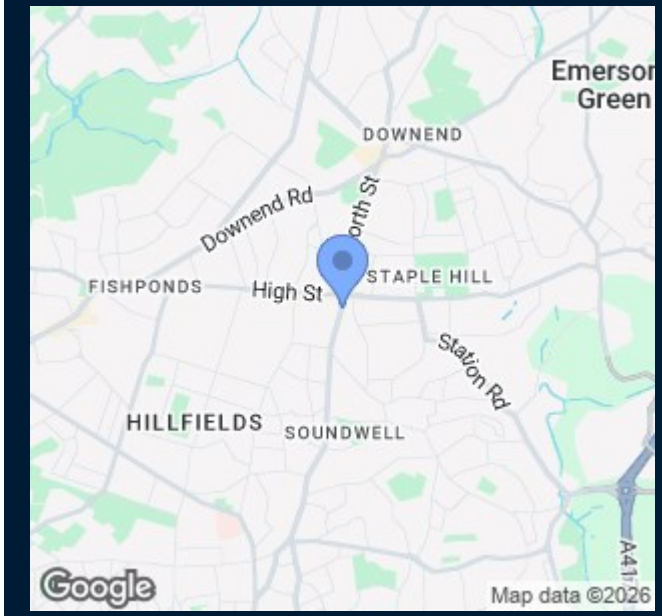
All figures quoted are exclusive of VAT unless otherwise stated.

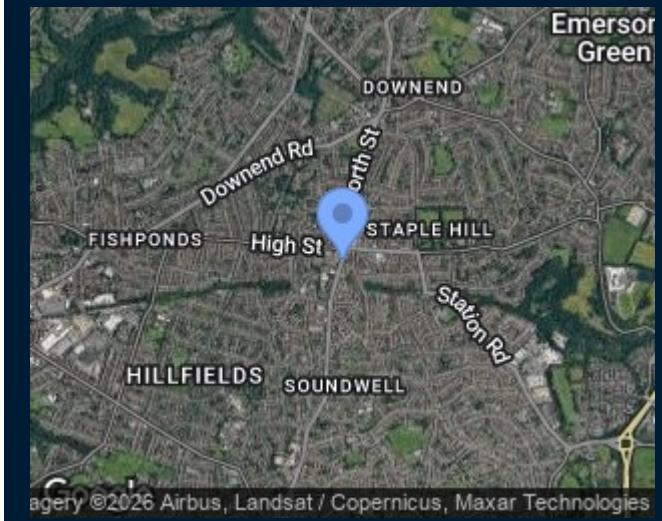
VIEWINGS

By appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

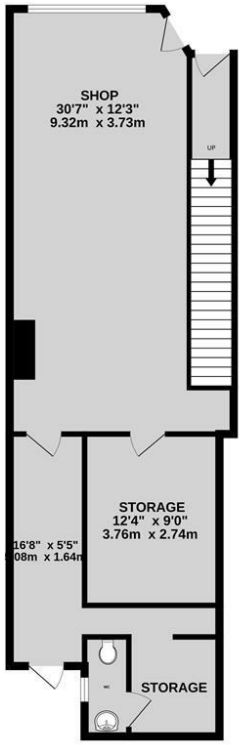
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



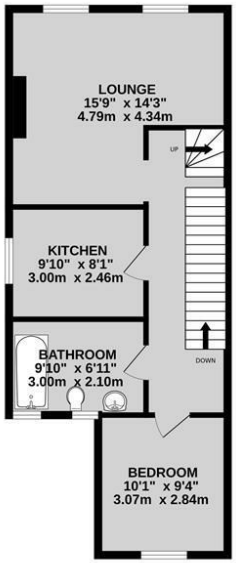


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

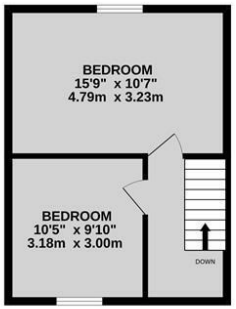
GROUND FLOOR
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
548 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1651 sq.ft. (153.4 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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