

# MAGGS & ALLEN

32 FILTON ROAD  
HORFIELD, BRISTOL, BS7 0PA

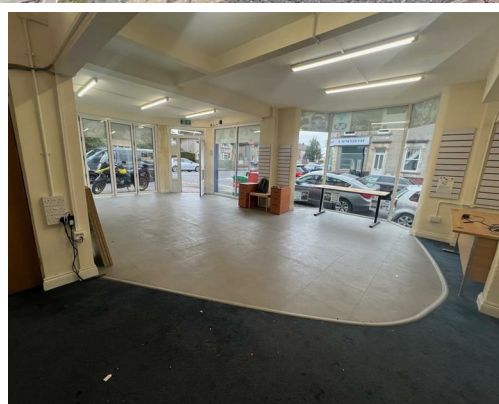
**Asking Price £375,000**

- Mixed-Use Property
- Shop & Workshop
- Self-contained FF Flat
- Prominent Corner Position
- Potential Rent of circa £32,000pa
- Redevelopment Potential
- Vacant Possession



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

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





## DESCRIPTION

And end of terraced mixed-use property arranged as a ground floor shop with further workshop, with a self contained 2 bedroom flat above. The shop and flat are offered for sale with vacant possession, although we would anticipate a potential rent of circa £32,000pa once let.

Alternatively, the rear workshop offers potential for residential redevelopment, subject to obtaining the necessary consents.

## LOCATION

The property is located on the corner of Filton Road and Boston Road.

## POTENTIAL RENTS

The property is offered for sale with vacant possession, but we would anticipate potential rents in the region of:

Ground Floor Shop: Approx. £12,000 pa.

Rear Workshop: Approx. £5,000-£6,000 pa.

First Floor Flat: Approx. £1,200 pcm.

These figures are provided for indicative purposes only, and will depend on the lease terms that are agreed.

## REDEVELOPMENT POTENTIAL

The rear workshop also offers potential for residential redevelopment, subject to obtaining the necessary consents.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## BUSINESS RATES

The rateable value with effect from April 2023 is £6,900. We therefore expect those eligible for small business relief could benefit from 100% exemption at this time. However, we urge all interested parties to confirm with Bristol City Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Ground Floor: D - valid to April 2028.

32a Filton Road: D- valid to April 2028.

## FLOOR PLAN

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

## TENURE

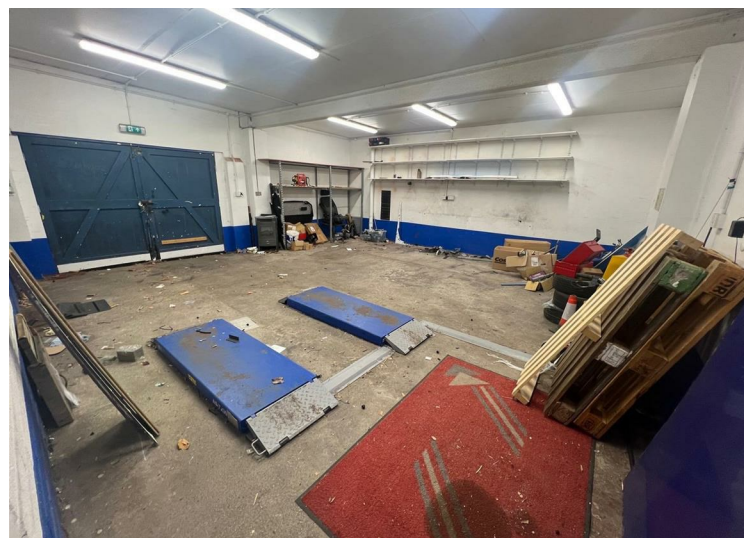
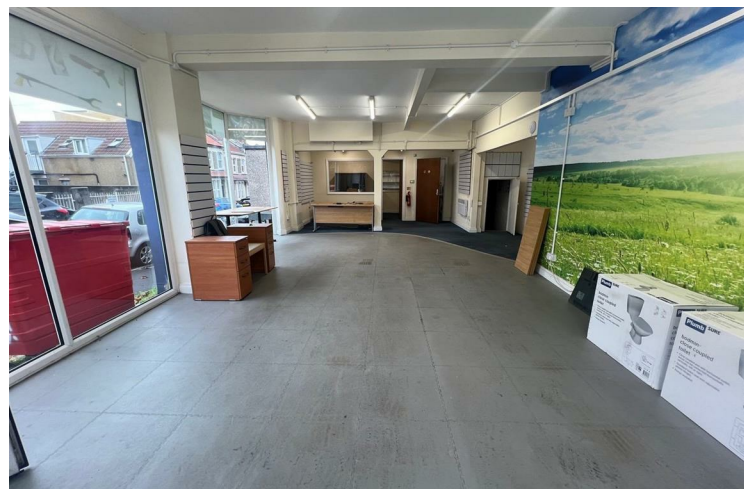
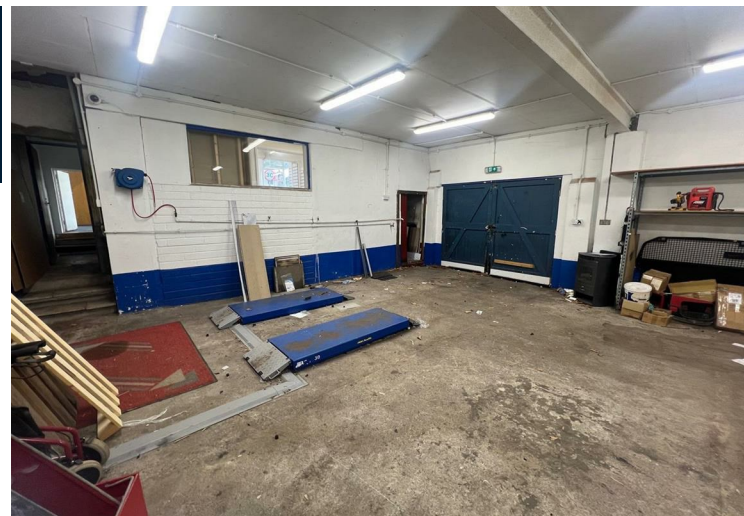
Offered for sale on a Freehold basis and with vacant possession.

## VIEWINGS

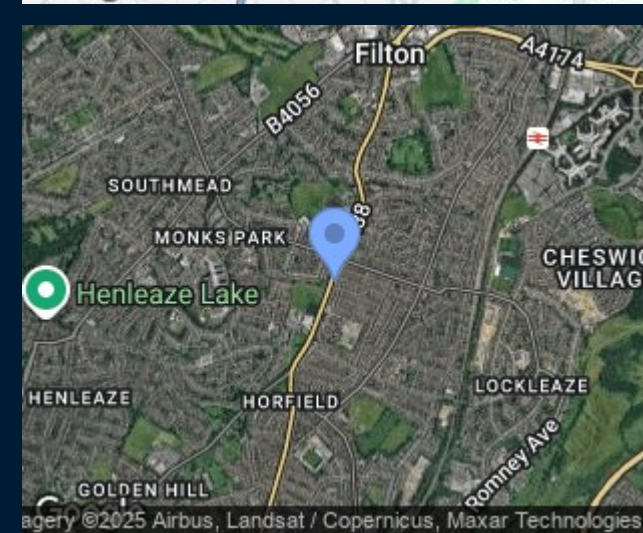
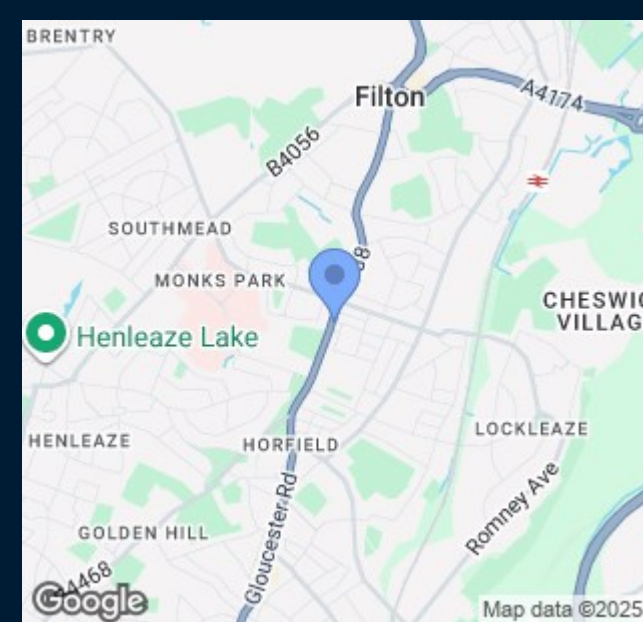
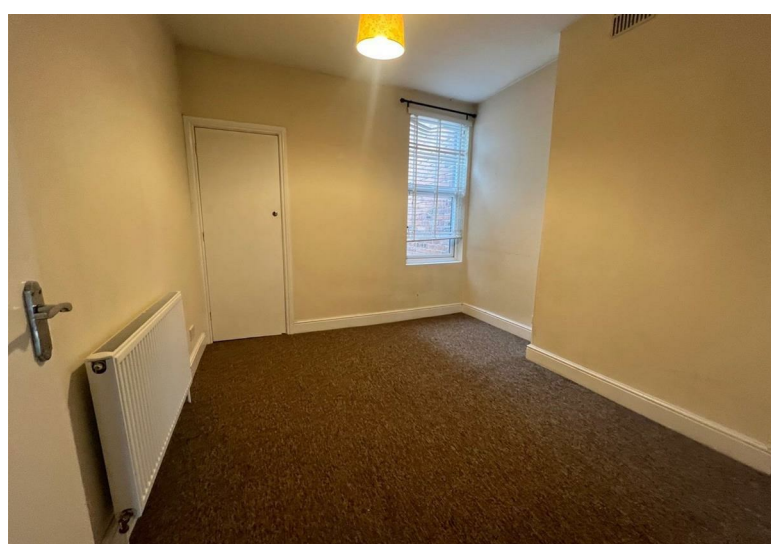
Strictly by appointment with Maggs & Allen.

## 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.



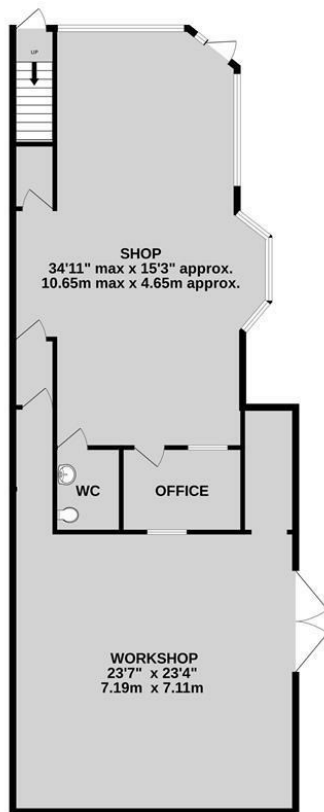




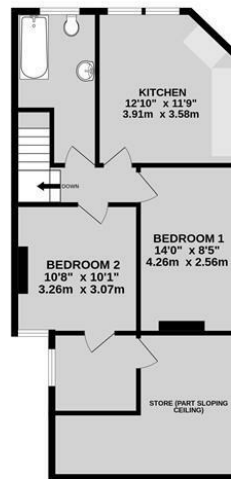
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
1409 sq.ft. (130.5 sq.m.) approx.

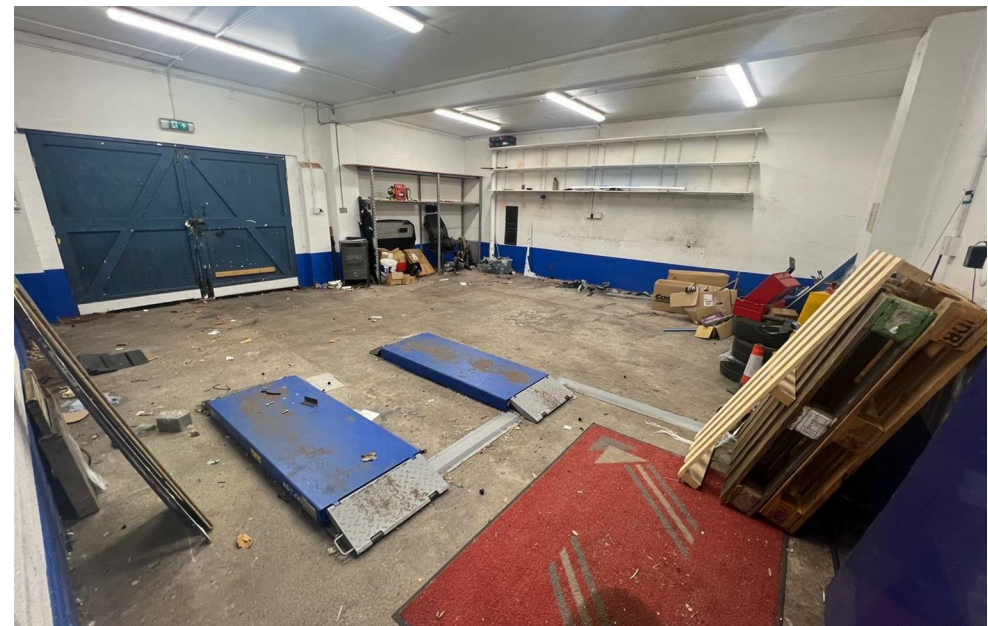


1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 2081 sq.ft. (193.3 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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