

MAGGS & ALLEN

69 GLOUCESTER ROAD
PATCHWAY, BRISTOL, BS34 5JH



£350,000

An expansive two storey commercial property encompasses approximately 2,654 sq ft of versatile space, situated in a highly visible corner position on Gloucester Road in Patchway (A38). The ground floor features an open retail area, ideal for showcasing products and engaging with customers, while the first floor offers additional retail space along with ample storage and toilet facilities. The layout provides a practical flow for both staff and customers, making it suitable for a range of businesses within the E use class. The property also offers potential for part residential conversion into a number of flats, subject to consent. Offered for sale on a long leasehold basis with vacant possession.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



DESCRIPTION

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LOCATION

The property is situated in a highly visible corner position on Gloucester Road in Patchway (A38). This strategic setting not only enhances its visibility but also provides convenient access to the M4 motorway, making it an ideal choice for businesses seeking exposure and accessibility. With the M4 just a short distance away, commuting and transportation logistics are greatly simplified, allowing for seamless connections to major hubs in the region. This location is well-suited for a variety of commercial ventures, benefiting from both passing traffic and vehicular access.

TENURE

To be sold on the residue of a 999 year lease from 1938.

BUSINESS RATES

The rateable value with effect from April 2023 is £17,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: TBC

VAT

All figures quoted are exclusive of 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.