



# MAGGS & ALLEN

11 THE PARADE, HENGROVE LANE  
BRISTOL, BS14 9DB

**Asking Price £165,000**

- Retail unit & large garage
- Potential rent of £15,000pa
- Suitable for owner occupiers or investors



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

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





## DESCRIPTION

This ground floor retail premises offers approximately 744 sq ft of space, arranged as front and rear shop areas with storage and WC facilities. To the rear, there's a large extended garage, ideal for additional storage, parking, or potential workshop use. Suitable for owner occupiers or investors, the property has the potential to generate an annual rental income of approximately £15,000.

## LOCATION

The property is situated on The Parade, Hengrove Lane, positioned within a well established and diverse parade of retail units. The location benefits from excellent visibility, making it well-suited for a range of retail or service oriented occupiers.

## TENURE

Understood to be freehold.

## FLOOR PLAN

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

## OUTSIDE

Large extended garage.

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,200. 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 rating: D (valid until April 2035).

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

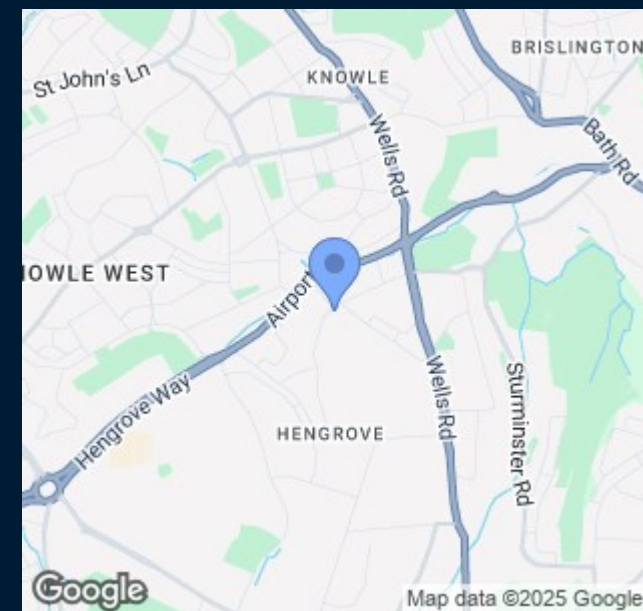
By appointment with Maggs & Allen.

## 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.



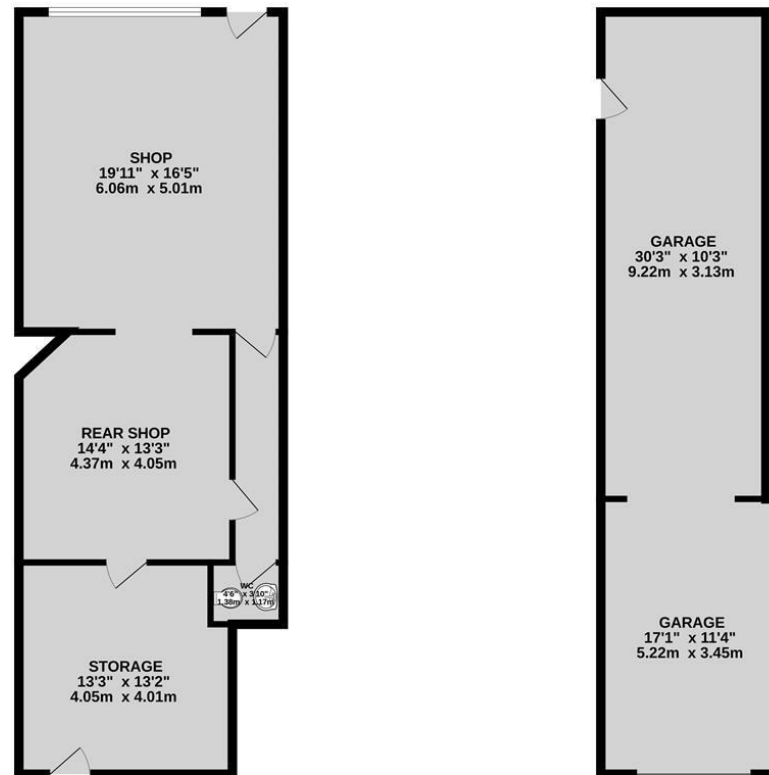




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GROUND FLOOR  
1249 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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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