



450 WELLS ROAD

BRISTOL, BS14 9AF

Asking Price £355,000

- Mixed use investment
- Scope for development
- Car park
- Large forecourt



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

0117 973 4940

www.maggsandallen.co.uk





450, WELLS ROAD, KNOWLE, BRISTOL, BS14 9AF

Asking Price £355,000

DESCRIPTION

This mixed use property consists of a well positioned retail unit occupying the ground floor and basement, with a self-contained 1 bedroom flat located above. The property offers significant outdoor space, including a large forecourt to both the front and side, providing ample opportunity for use or further development. In addition, there is a convenient car park located at the rear, offering off street parking.

The property holds potential for future expansion, with the possibility to extend and create additional residential units, subject to the necessary planning consent. This offers an exciting opportunity for investors looking to maximize the property's value and rental income.

Currently, the property is fully let, generating an annual rental income of £24,180, with strong potential for increased rent at the conclusion of the lease term, both for the retail unit and the flat above. This presents a solid investment with the ability to enhance returns in the future.

LOCATION

The property is situated on the corner of Wells Road (A37) and Wootton Park (A4174) boarding Whitchurch, Brislington, Hengrove and Knowle, providing easy access to the A4 Bath Road and Bristol City Centre.

TENURE

Understood to be freehold.

LEASE DETAILS

The retail unit is let at a passing rent of £13,500pa with approximately 3 years remaining on the lease term. The flat is currently let on an AST at £890pcm. We would advise that the flat is currently underlet and the market rent to be in the region of £1,110pcm - £1,250pcm.

BUSINESS RATES

The rateable value with effect from April 2023 is £8,600. 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)

Commercial EPC rating: C (valid until February 2033)

Flat EPC rating: TBC

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.

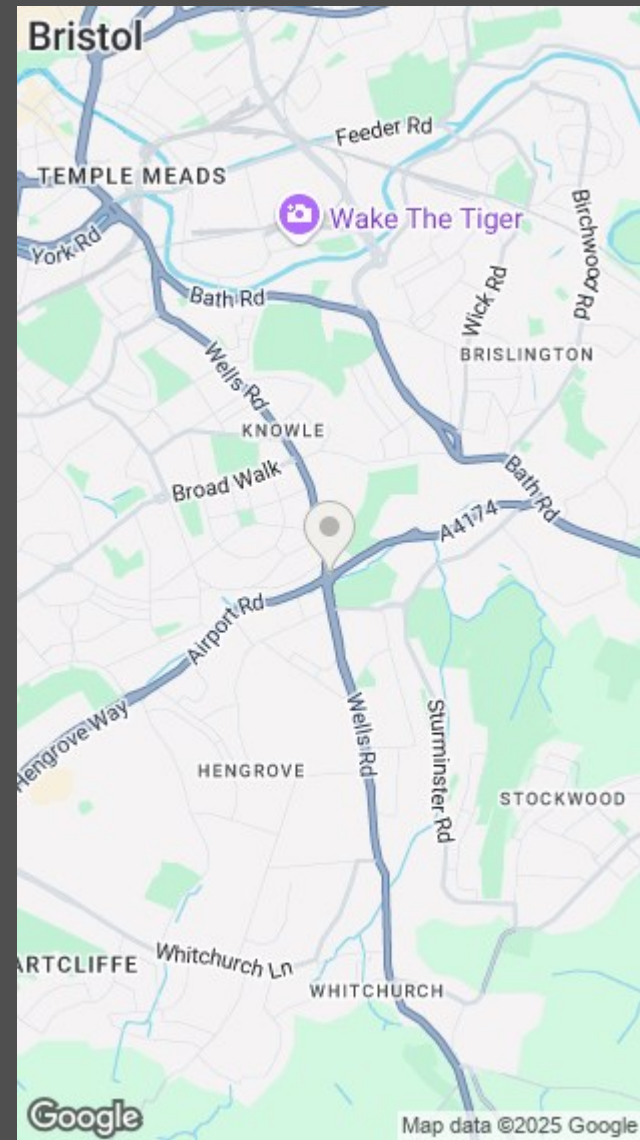
VIEWINGS

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.

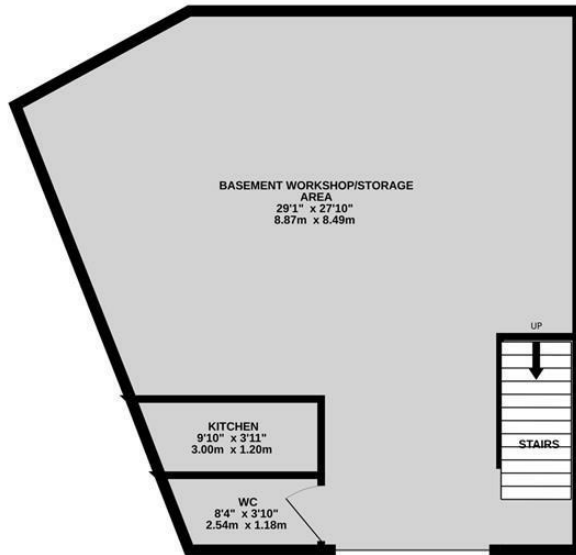




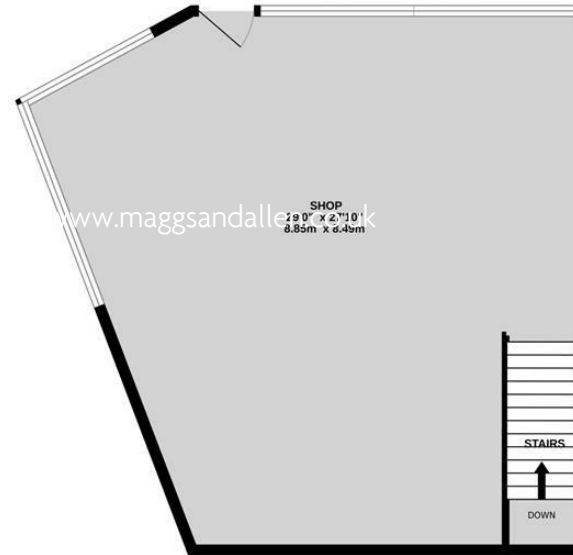
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



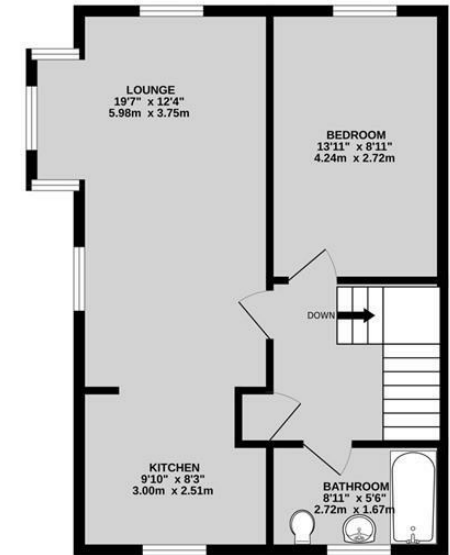
BASEMENT LEVEL
685 sq.ft. (63.6 sq.m.) approx.



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



FIRST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.6 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.
Made with Metropix ©2025

