



# MAGGS & ALLEN

145 CHELTENHAM ROAD  
MONTPELIER, BRISTOL, BS6 5RR

**Price Guide £150,000**

- Prominent business premises for sale
- Recently renovated ground floor commercial unit
- Approx. 770 ft<sup>2</sup> (71.5 m<sup>2</sup>)
- Forecourt providing off-street parking
- Use Class E



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





## DESCRIPTION

An exceptional opportunity to acquire a prominent ground-floor commercial unit extending to approximately 770 sq ft (71.5 sq m), most recently used as an artist's studio and gallery. Occupying a highly visible position on Cheltenham Road, the property benefits from a private forecourt providing off-street parking and potential for outdoor seating.

The premises have been recently refurbished and feature solid concrete flooring, contemporary spot lighting, and gas central heating. The accommodation is predominantly open-plan, offering excellent flexibility, and is complemented by a kitchen, multiple storage areas, and WC facilities.

This versatile unit presents an outstanding opportunity for owner-occupiers seeking their own business premises, or for commercial investors looking for a strong, high-yielding rental investment in a sought-after location.

## LOCATION

The property is situated in a central and prominent position on Cheltenham Road, proving easy access to Bristol city centre, Gloucester Road and Stokes Croft. Cheltenham Road (A38) is one of the main arterial routes from the City Centre to North Bristol.

Known for its eclectic mix of independent retailers, restaurants and cafes, nearby occupiers include The Social, Café Kino and The Crafty Egg.

## TENURE

We understand the property is held on a long leasehold basis for a term of 999 years from 1st January 2023. The purchaser will become a director of the management company and own a share of the freehold. Any maintenance and repairs required with be split 25% between the shop and 3 flats above. The shop is responsible for the forecourt.

## PLANNING USE

Class E - Commercial.

The property has potential for a variety of potential uses, subject to obtaining the necessary consents.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £9,400. 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.

## LEGAL COSTS

Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand VAT is not chargeable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

## FLOOR PLAN

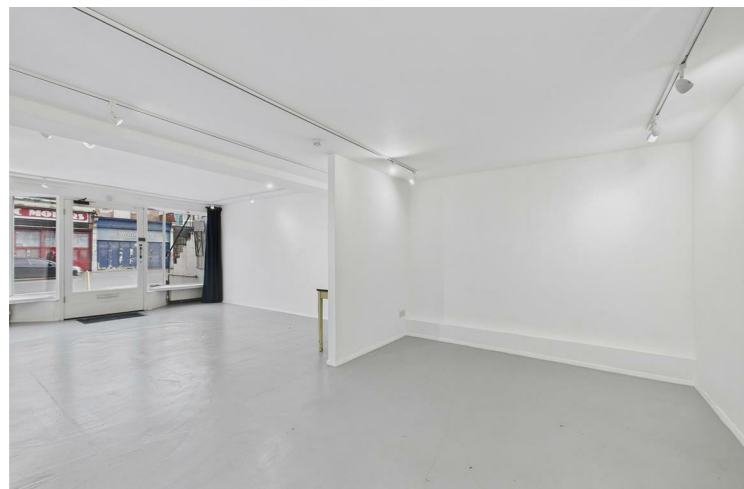
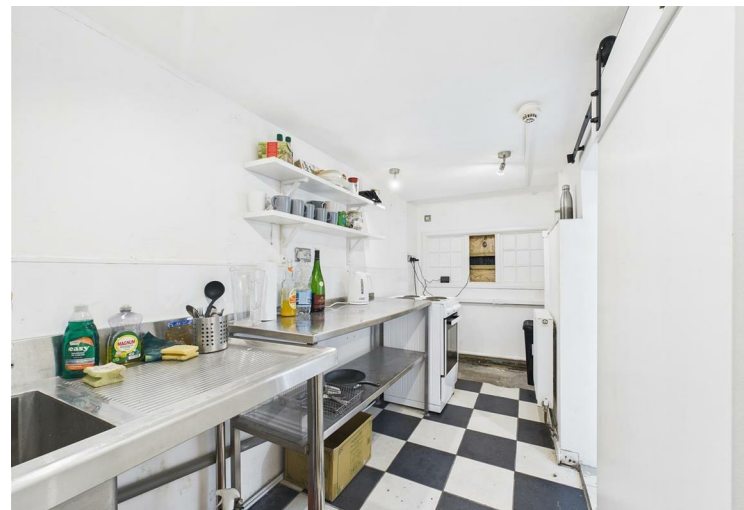
The floor plan is provided for indicative purposes only and should not be relied upon.

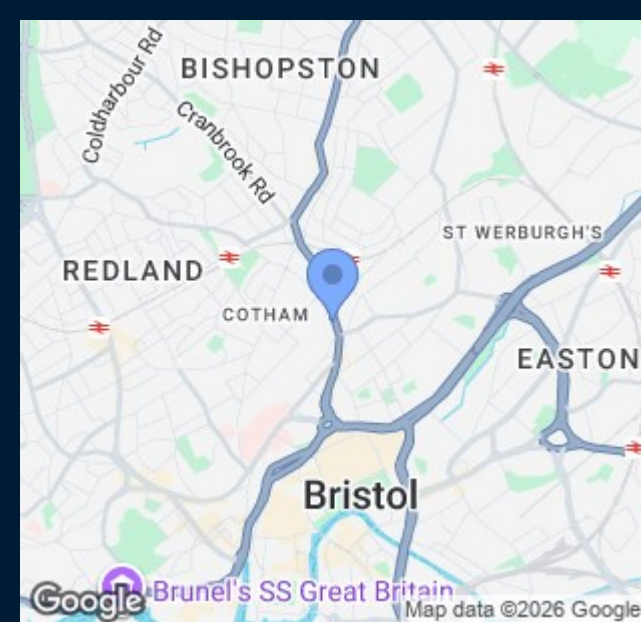
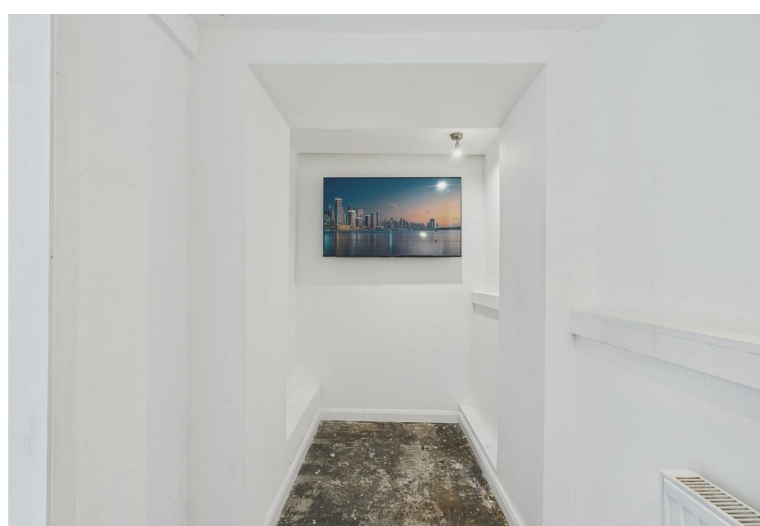
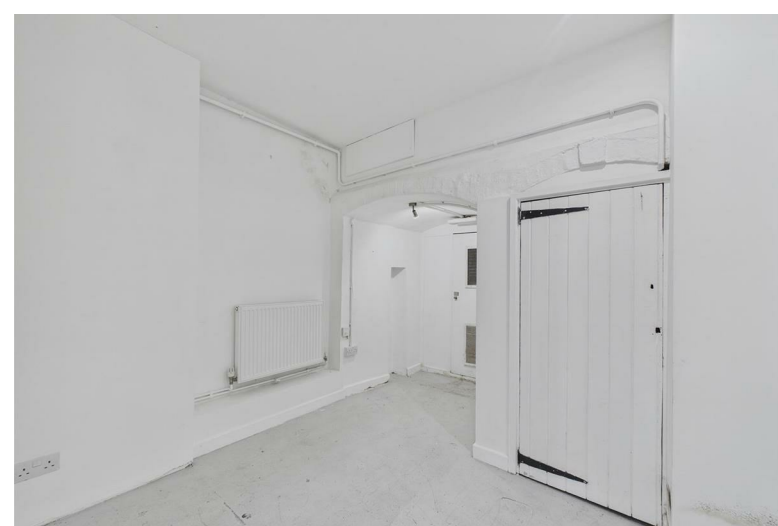
## VIEWINGS

By appointment - 0117 973 4940.

## CONTROL OF ASBESTOS REGULATIONS

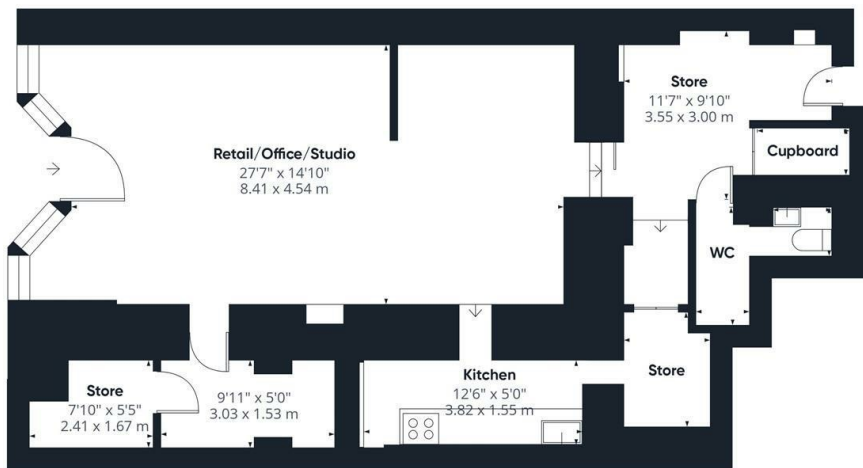
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.





Approximate total area<sup>®</sup>  
770 ft<sup>2</sup>  
71.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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