

# MAGGS & ALLEN

664 MULLER ROAD

BRISTOL, BS5 6XB

**Offers In Excess Of £300,000**

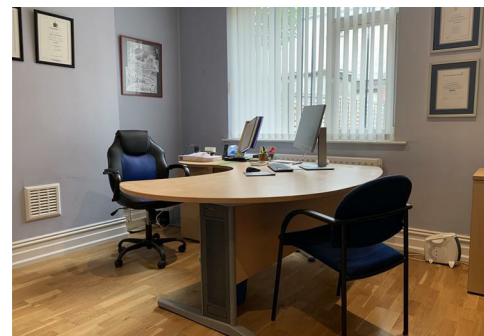
- 2 storey commercial property
- Planning for residential conversion - HMO
- Forecourt providing parking
- Garage & rear access
- Easy access to city centre



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

**0117 973 4940**

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



## DESCRIPTION

A 2 storey commercial property of approximately 1,311 sq ft comprising a ground floor retail unit with offices above. The property benefits from approved planning permission for conversion into a 6 person HMO, including a rear extension.

It offers flexibility for continued commercial use, a mixed use scheme or creating further usable space in the loft, subject to consent. Ideal for investors, developers, or owner occupiers seeking a versatile opportunity with strong potential for rental income and capital growth.

## LOCATION

The property occupies a prominent position on Muller Road. It is conveniently located within close proximity to major amenities including Tesco Extra in Eastville, IKEA, and the Eastgate Retail Park. The M32 motorway is just moments away, offering quick and easy access to Bristol city centre, the M4/M5 motorway network, and surrounding areas, making this an ideal location for both commercial and residential use.

## TENURE

Understood to be freehold.

## PLANNING

Planning consent granted in March 2025 for change of use from office use Eb (c)(i) to C4 HMO for up to six people. With extension to the rear and External works to the frontage.

Application number 24/02473/F,

## OUTSIDE

Forecourt providing parking and garage/rear access.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,000. 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: C (valid until May 2031).

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment with Maggs & Allen.

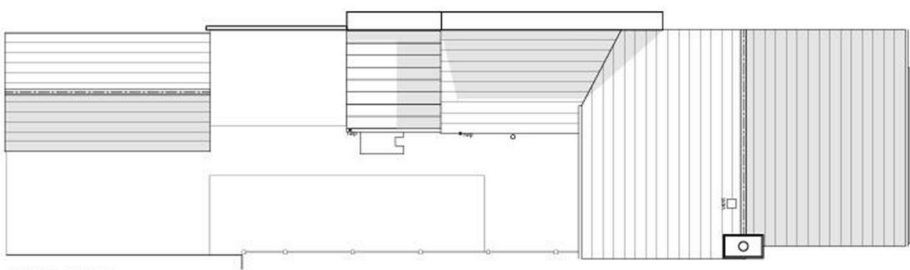
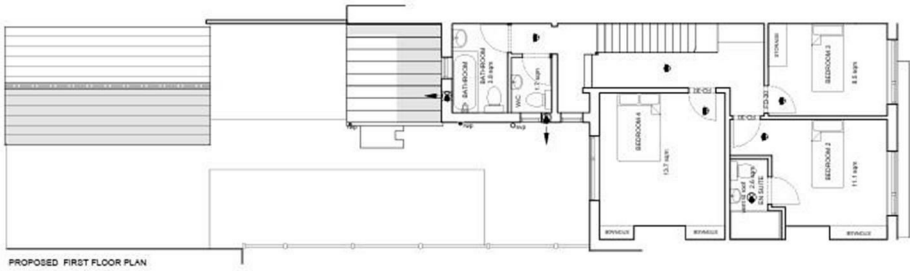
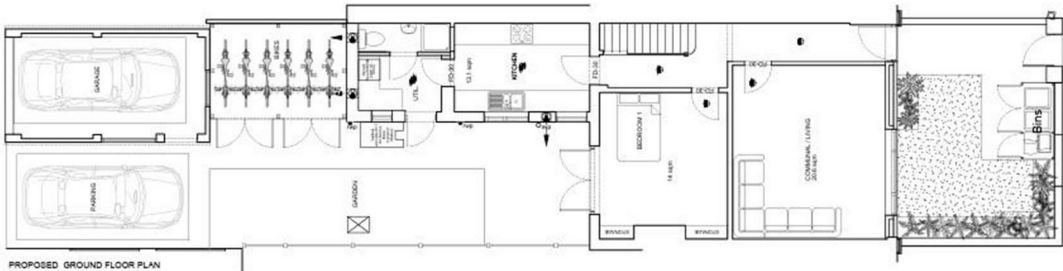
## CONTROL OF ASBESTOS REGULATIONS

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.



1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
  2. All dimensions must be checked on site and any discrepancies verified with the Architect.
  3. Unless shown otherwise, all dimensions are to structural surfaces.
  4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the Architect.
  5. This drawing is the copyright of Catina Design Ltd. and may not be copied, altered or reproduced in any form, or passed to a third party without license or written consent.
- This is not a construction drawing. It is unsuitable for the purpose of construction and must on no account be used as such.

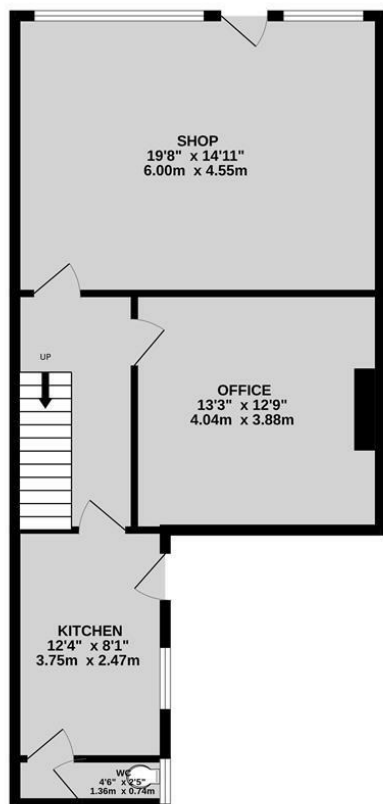


- LEGEND
- MECHANICAL VENT
  - HEAT DETECTOR
  - SMOKE DETECTOR (ANY)

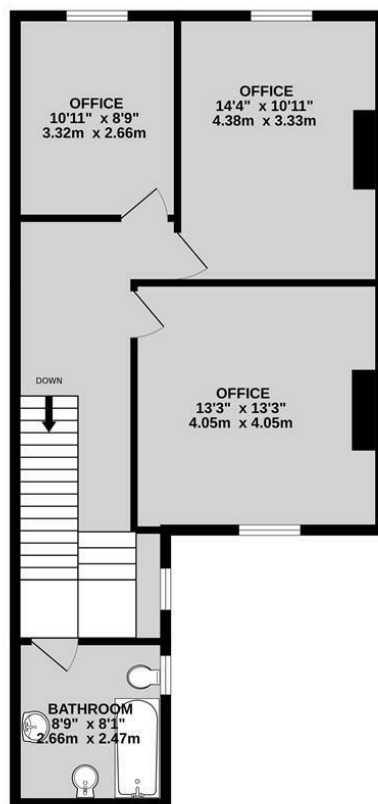
Scale @ 1:100 M

A	Air Source Heat Pump Added	26/11/24
REV	DESCRIPTION	DATE
<b>catina design ltd.</b> RIBA CHARTERED ARCHITECTS Michael Nangreave BA (Hons) DipArch (RIBA) 174 Kensington Avenue Bristol BS5 6XB Tel: 0117 925 1825 Mobile: 0719 757 117 info@catina.design		
CLIENT:	Pasio & Dawn Robson 664 Muter Road Bristol BS5 6XB	
SITE:	664 Muter Road Bristol BS5 6XB	
TITLE:	Proposed Plans	
SCALE @ A3:	1:100	DATE: 24/06/24
JOB NO:	2370	REVISION: A

GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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 C2025

