



# MAGGS & ALLEN

37 SOUTHMEAD ROAD  
WESTBURY ON TRYM, BRISTOL, BS10 5DW

**Asking Price £325,000**

- Mixed-Use Investment Property
- Shop Let at £12,000pa
- Vacant 2 Bedroom Flat
- Potential Gross Annual Rent of £28,200pa
- Off-Street Parking To Rear



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

**0117 973 4940**

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



## DESCRIPTION

A mixed-use investment property comprising a ground floor shop of approx. 900 ft<sup>2</sup>, let on a 5 year lease at £12,000pa. The first floor is arranged as a self contained and spacious (approx. 720 ft<sup>2</sup>) 2 bedroom flat. The flat is currently vacant and would benefit from some updating. In addition, there is off street parking located to the rear of the property.

The shop has been recently refurbished by the current tenant and benefits from air conditioning. The flat is arranged as two bedrooms, a dining hall, a lounge, separate spacious kitchen, and bathroom. It has night storage heating and would benefit from some modernisation.

## LOCATION

The property is located in a prominent position on the junction of Wellington Hill West and Southmead Road, in Westbury On Trym, North Bristol.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Flat: E - valid to July 2029.

Shop: C - valid to April 2034.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## BUSINESS RATES/COUNCIL TAX BAND

Flat: Band A

Shop: The Rateable Value with effect from 2026 is: £11,000.

## FLOOR PLAN

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

## VIEWINGS

By appointment.

## TENURE

Understood to be freehold but to be confirmed.

## LEASE DETAILS

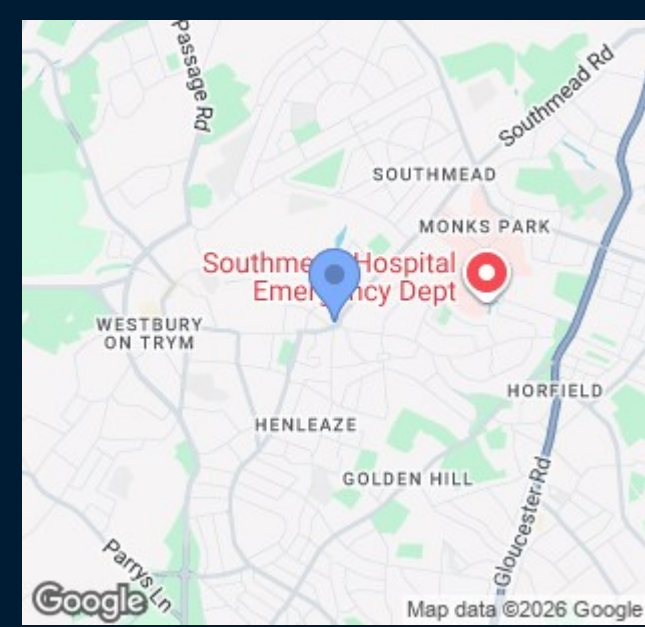
Shop: The shop is let on a 5 year effectively fully repairing and insuring term from April 2025, at a passing rent of £12,000pa, and subject to a 3 year tenant only break and upward only market rent review, and a £6,000 lease deposit.

Flat: The flat is currently vacant. Subject to some modernisation, we would anticipate a rent of approximately £1,350pcm.

## CONTROL OF ASBESTOS REGULATIONS

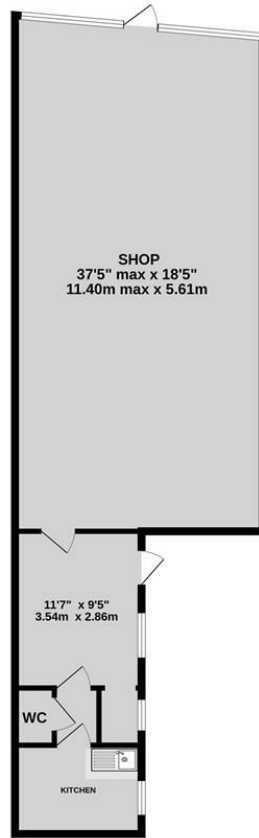
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



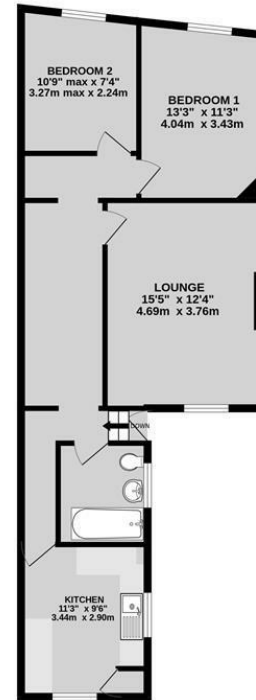


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

GROUND FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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