



47 NORTH VIEW  
WESTBURY PARK, BRISTOL, BS6 7PY

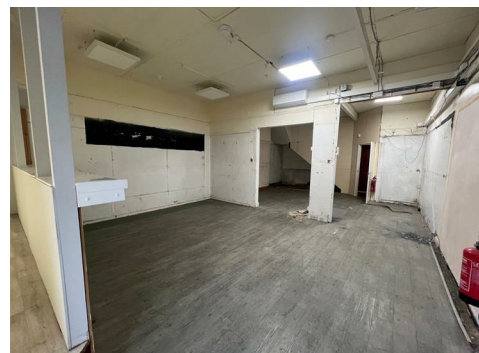
Asking Price £375,000

- Freehold & Vacant Possession
- 3 Storeys
- Off Street Parking
- Approx. 1,500 ft<sup>2</sup>
- Planning Granted for Maisonette Above
- Close to Durdham Downs



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

**0117 973 4940**  
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Asking Price £375,000

## DESCRIPTION

A three storey commercial premises of approximately 1,500 ft<sup>2</sup> arranged as a ground floor shop (of approx. 670 ft<sup>2</sup>) with additional first and second floor ancillary storage. The unit benefits from partial LED lighting, air conditioning, UPVC double glazing, forecourt and off street parking to the rear.

## LOCATION

The shop is situated in a popular location on the borders of Henleaze, Redland and Westbury Park and within close proximity to Waitrose Supermarket and The Durdham downs.

## BUSINESS RATES

The rateable value with effect from October 2023 is £15,500.

## ENERGY PERFORMANCE CERTIFICATE

47 & 49 North View are currently assessed under one EPC with a rating of B (valid to July 2032).

## FLOOR PLAN

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

## PLANNING

Planning consent was granted in Jan 2023 (Application 22/05403/COU) by way of Prior Approval, for the conversion of the upper floors into a 2 bedroom (plus study) maisonette.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENURE

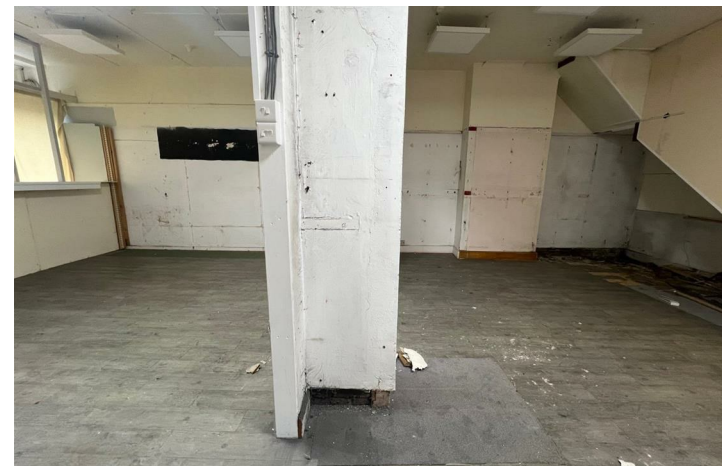
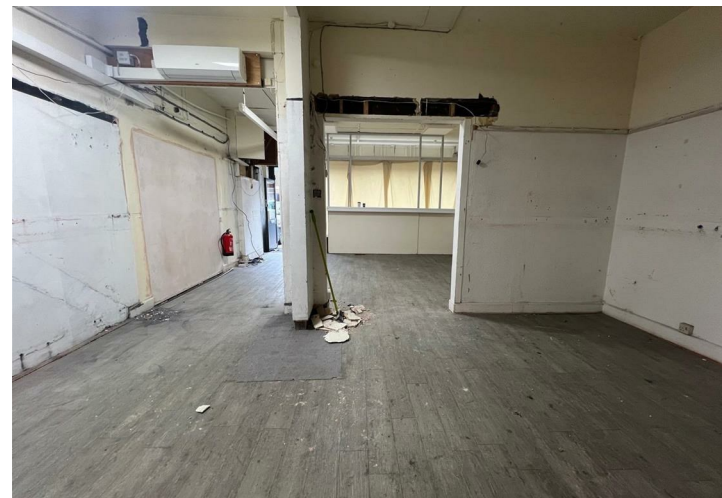
Offered for sale on a freehold basis and with vacant possession.

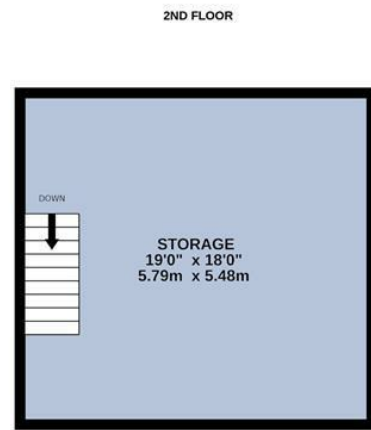
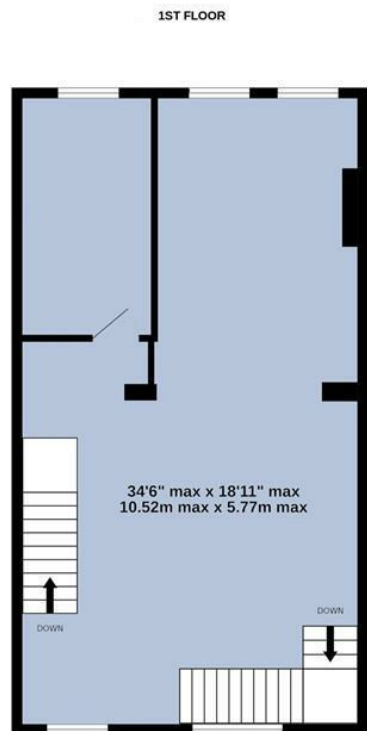
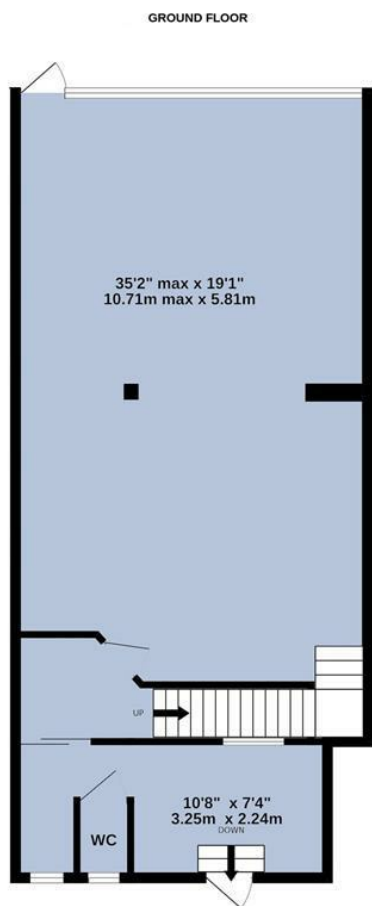
## VIEWINGS

By appointment.

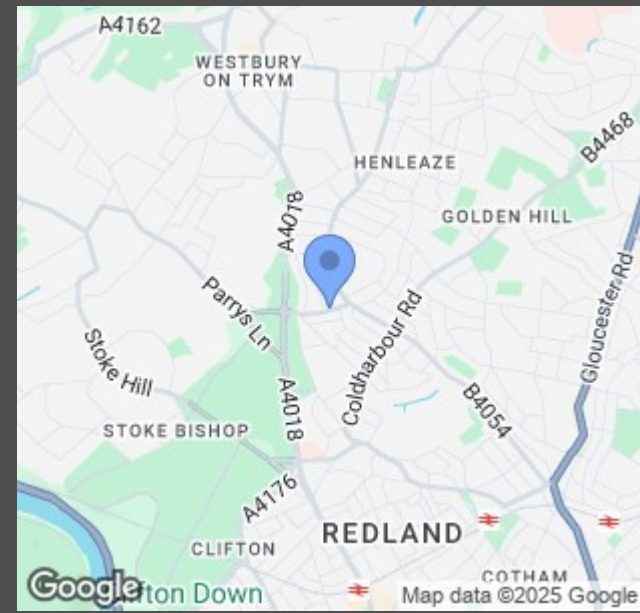
## CONTROL OF ASBESTOS REGULATIONS

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.





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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