

# MAGGS & ALLEN

3 BRITANNIA BUILDINGS, MERCHANTS ROAD  
HOTWELLS, BRISTOL, BS8 4QD



ASKING PRICE £125,000

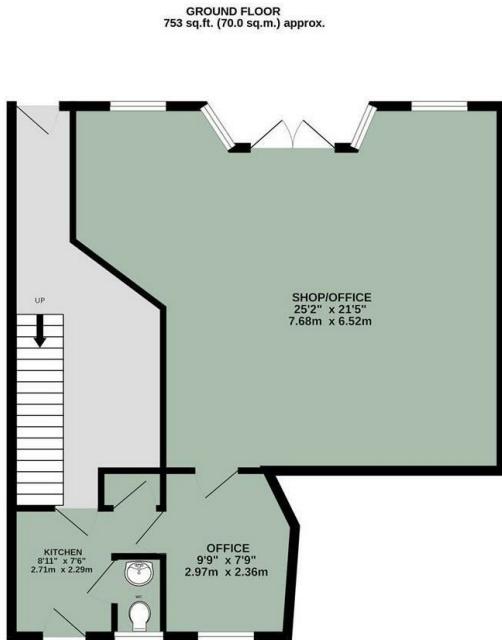
A fantastic opportunity to acquire a freehold commercial property comprising a well proportioned ground floor retail unit/office. The property is located in a convenient and accessible area and offers versatility for a range of uses, making it ideal for both owner occupiers and investors. The ground floor provides approximately 600 sq ft of adaptable space, suitable for various commercial purposes, with excellent frontage and natural light.

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## DESCRIPTION

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## LOCATION

The property is situated within the historic Britannia Buildings in Hotwells, offering a highly visible position fronting the River Avon. This sought after waterfront location not only provides picturesque views but also benefits from excellent connectivity to Bristol city centre and surrounding areas.

## TENURE

Understood to be freehold, subject to the long leases of the flats above.

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,700. 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 ratings:

Shop - E. Valid until 3rd November 2035.

## 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.

## 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.