



# MAGGS & ALLEN

419 GLOUCESTER ROAD  
HORFIELD, BRISTOL, BS7 8TZ

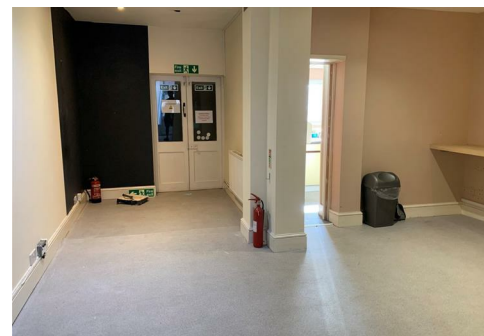
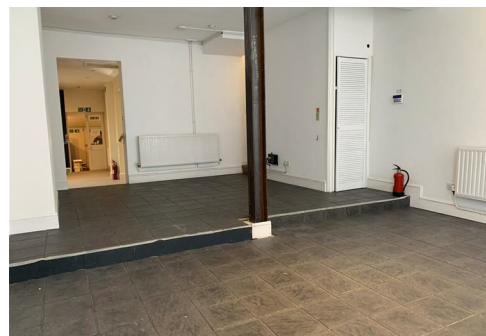
**Asking Price £305,000**

- 2 storey commercial property
- First floor residential potential
- Approximately 1,547 sq ft
- Forecourt
- Rear garage



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

This 2 storey commercial property of approximately 1,547 sq ft presents an excellent opportunity for owner occupiers, investors, or developers seeking versatile space with future potential. The building comprises a ground floor retail unit, ideally suited for a variety of retail or service based businesses. To the rear of the retail area, there is additional storage space along with a secure garage.

The first floor currently serves as ancillary space, which could be used for offices, staff facilities, or additional storage. The upper floor also offers potential for conversion into a self contained residential unit, subject to consent.

## LOCATION

The property occupies a prominent and highly desirable position on Gloucester Road, one of Bristol's most vibrant and well known commercial thoroughfares. Renowned for its eclectic mix of independent shops, cafés, restaurants, and local businesses, Gloucester Road attracts a high volume of foot traffic throughout the day and into the evening. With excellent public transport links and strong connectivity to the city centre, as well as nearby residential neighbourhoods, the property is perfectly positioned to benefit from both local and passing trade.

## TENURE

Understood to be freehold.

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,200. 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: TBC.

## FLOOR PLAN

The floor plan and aerial image are provided for indicative purposes only and should not be relied upon.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

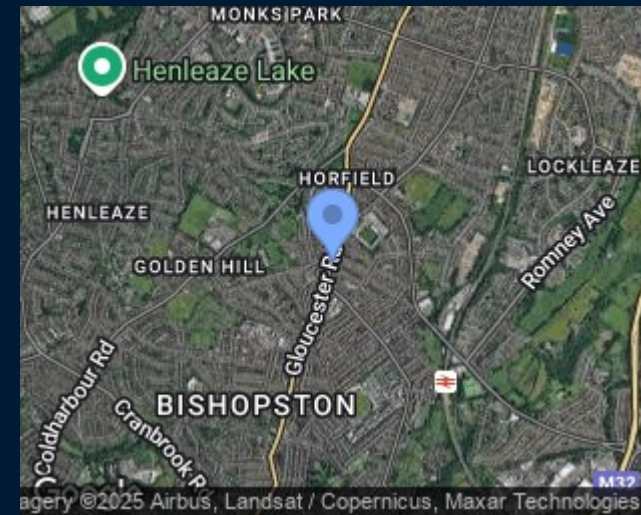
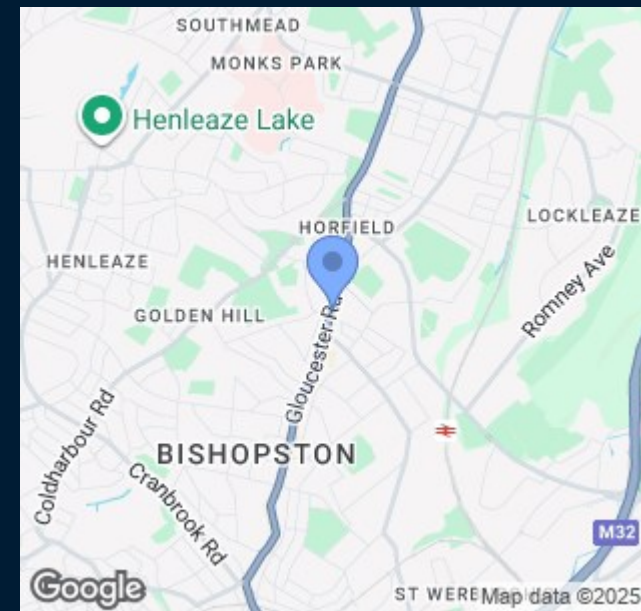
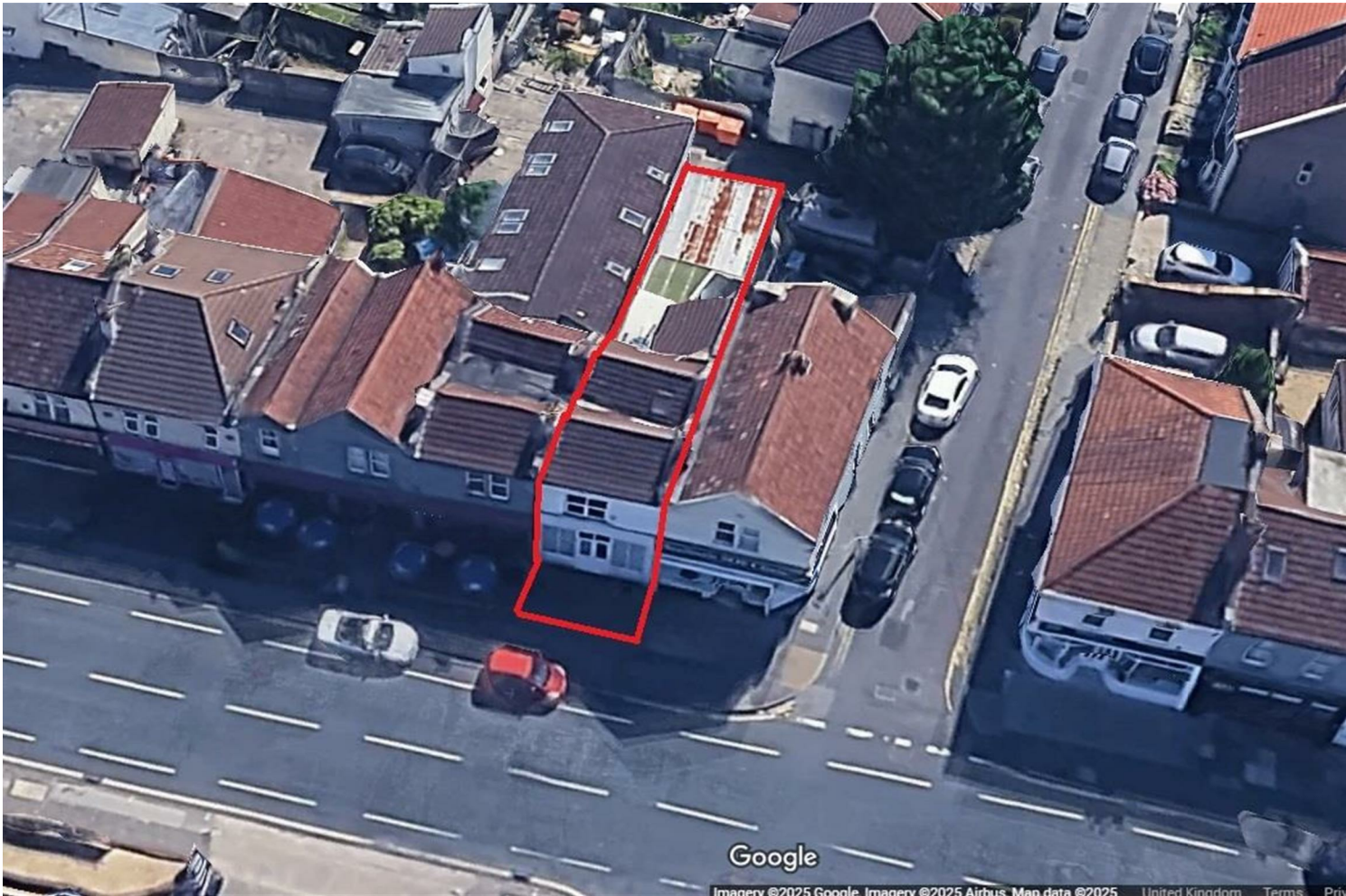
By appointment with Maggs & Allen.

## 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.



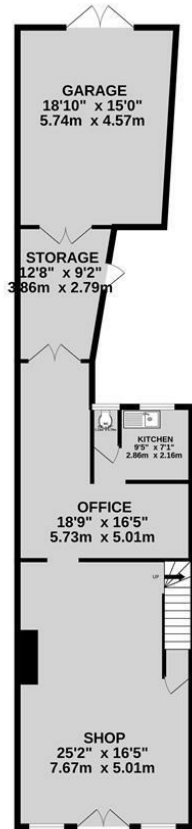




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GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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