



MAGGS & ALLEN

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

£395,000

- Freehold mixed use opportunity
- Sold with vacant possession
- Ground floor shop/office
- Well presented 2 bedroom flat
- Rear parking



Commercial & Investment
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www.maggsandallen.co.uk



DESCRIPTION

A fantastic opportunity to acquire a freehold mixed use property comprising a well proportioned ground floor retail unit/office, with a well presented 2 bedroom flat above. 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.

The first floor flat offers modern accommodation, including a kitchen and living area, 2 bedrooms, and bathroom. To the rear of the property is designated parking, a valuable feature in this area. The property is to be sold with vacant possession, allowing immediate occupation or letting, and presents an excellent opportunity for those seeking a live/work setup or an attractive investment.

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, please note the top floor flat is not included in the sale.

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.

Flat - C (valid until July 2032).

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.

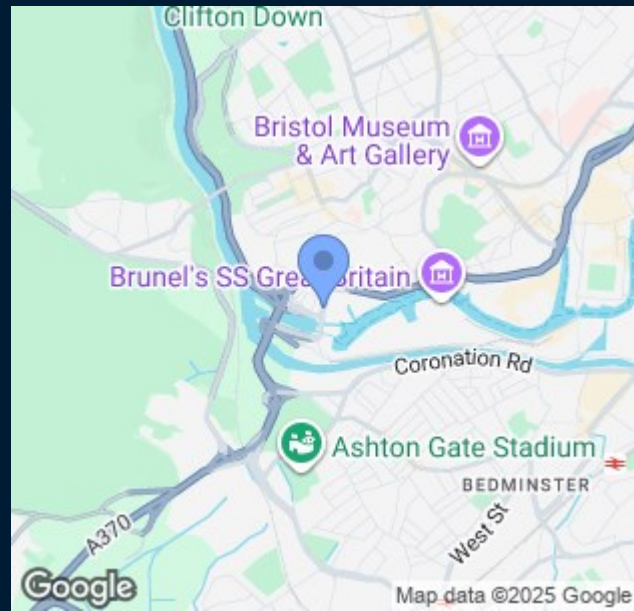
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

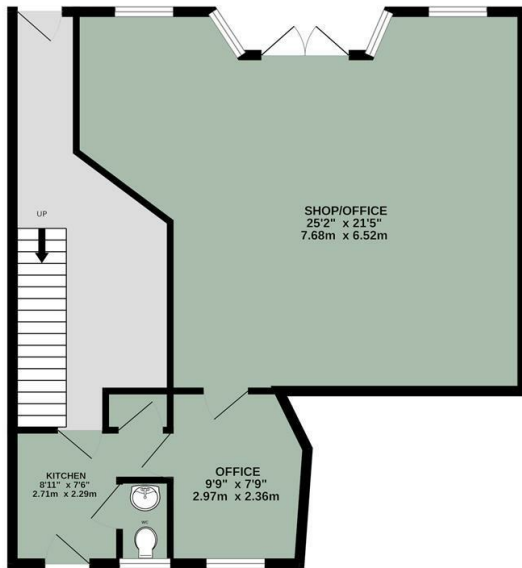
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



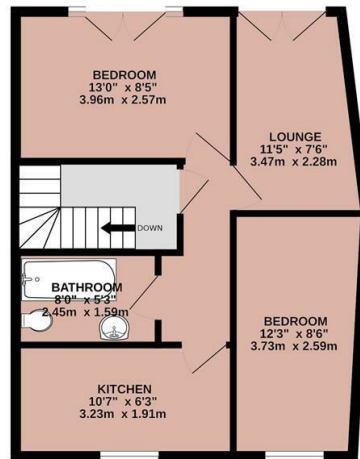


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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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.

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