

MAGGS & ALLEN

625 FISHPONDS ROAD
FISHPONDS, BRISTOL, BS16 3BA

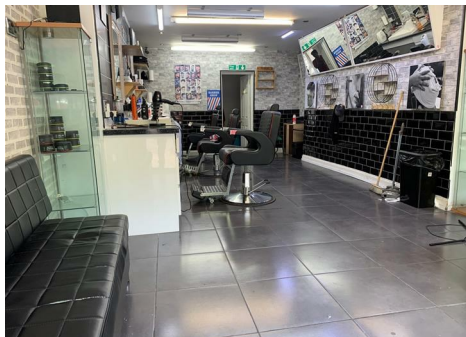
Asking Price £300,000

- Mixed use freehold
- Fully fitted barbers
- One bedroom flat
- Busy location



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A mixed use property comprising a fully fitted ground floor barber shop and a one bedroom flat above. Offered for sale with vacant possession, this property is ideal for owner occupiers or investors.

The commercial unit is ready for immediate use, while the residential flat is suitable for occupation or rental. A great opportunity to live and work on site or generate rental income. We would anticipate rental figures below could be achievable:

Shop - £15,000pa

Flat - £1,000pcm

Therefore offering potential to produce approximately £27,000pa

LOCATION

The property is situated in a prominent and highly visible position on Fishponds Road, Bristol. This location benefits from high footfall and excellent transport links, making it an ideal setting for both residential and commercial use. Surrounded by a diverse mix of local shops, cafés, and amenities, the area is popular with both residents and visitors.

TENURE

Understood to be freehold.

BUSINESS RATES

The rateable value with effect from April 2023 is £5,400. 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:

GF - C (valid until January 2029)

FF - TBC

FLOOR PLAN

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

VAT

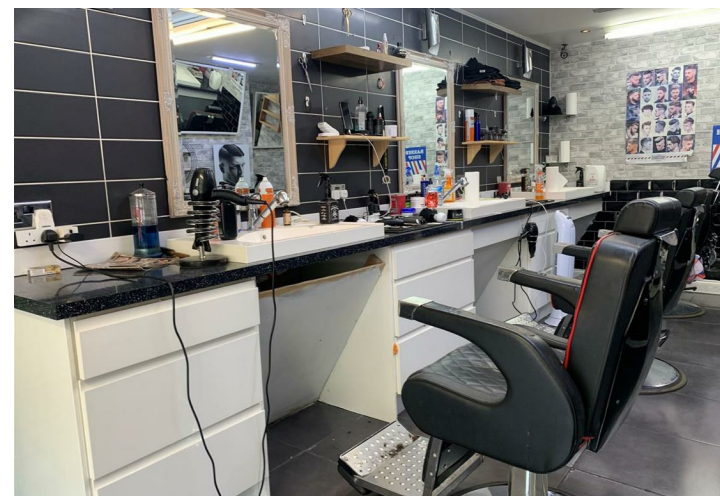
All figures quoted are exclusive of VAT unless otherwise stated.

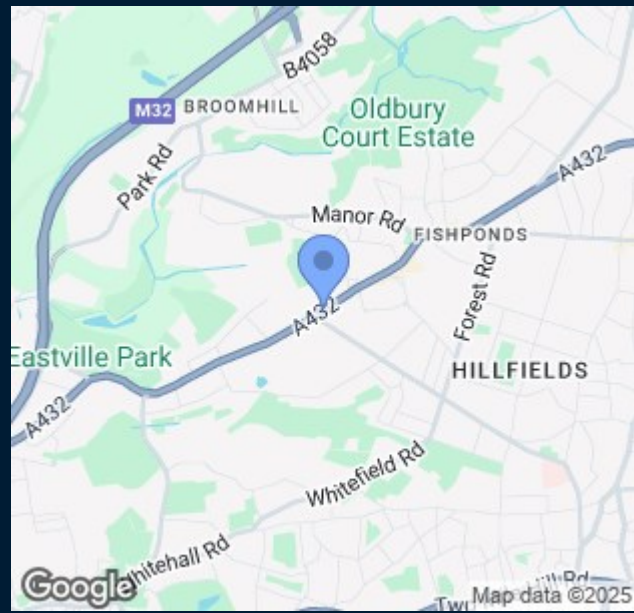
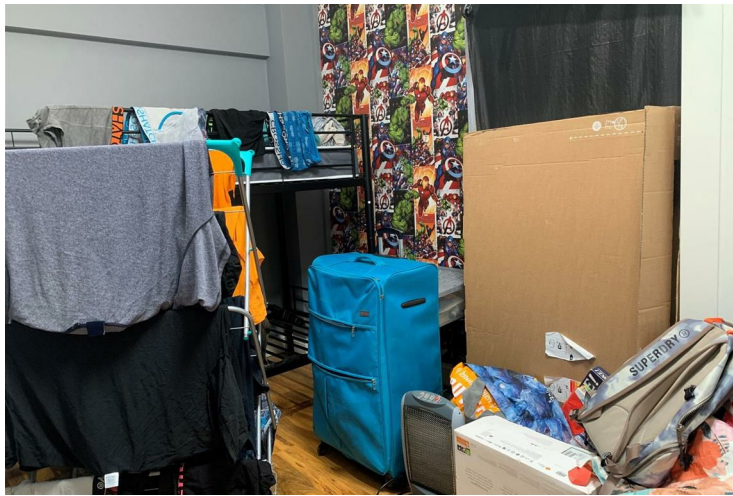
VIEWINGS

By appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

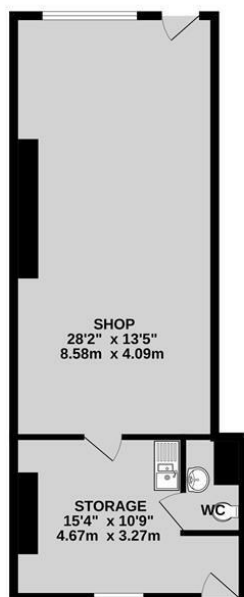
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



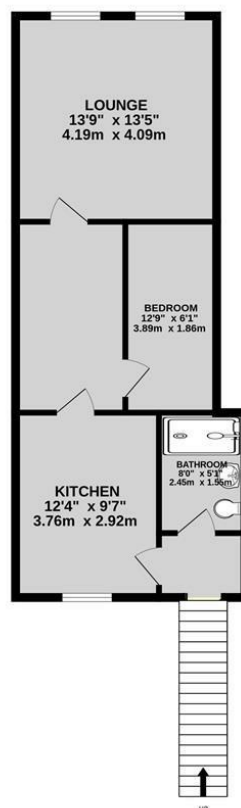


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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