



MAGGS & ALLEN

173 CROW LANE
HENBURY, BRISTOL, BS10 7DR

Guide Price: £185,000+

- 25 June LIVE ONLINE AUCTION
- Large Shop & 2 Bed Maisonette
- Let at £20,000pa
- High Street Location
- Rent Review Sep 2027



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

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

Strictly by appointment with Maggs & Allen.

SUMMARY

SHOP & FLAT LET ON AT £20,000PA ON A FULLY REPAIRING AND INSURING BASIS.

DESCRIPTION

A mixed-use investment property comprising a ground floor bakery (of approx. 770 ft²) with rear yard, parking and garage, and a self contained 2 bedroom maisonette above. The property is let on a 10 year fully repairing and insuring basis (from September 2022) at £20,000pa.

LOCATION

The property is situated in a busy and mixed parade on Crow Lane, Henbury, in North Bristol. Neighbouring operators include Greggs, St Peter's Hospice and the Co-Operative supermarket.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

Shop EPC rating: C (expires May 2032)

Maisonette EPC rating: C (expires May 2032)

TENURE

Understood to be freehold but we advise all interested parties to refer to the legal pack for confirmation.

LEASE DETAILS

The property (that being the shop and maisonette above) is let on a 10 year fully repairing and insuring basis from the 12th September 2022, at a passing rent of £20,000pa. The rent is due for review (on an upward only basis) in September 2027 and we understand there is a lease deposit of £5,000. The tenant sublets the maisonette.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport) and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

BUSINESS RATES

The rateable value with effect from April 2017 is £8,000. We would therefore expect those eligible for small business relief to benefit from 100% rates exemption at this time, but we urge all interested parties to confirm directly with Bristol City Council.

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.

LEASE DETAILS

The property is offered to let on the assignment of a 10 year fully repairing and insuring term from November 2018, subject to a tenant only break option and rent review in October 2023.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

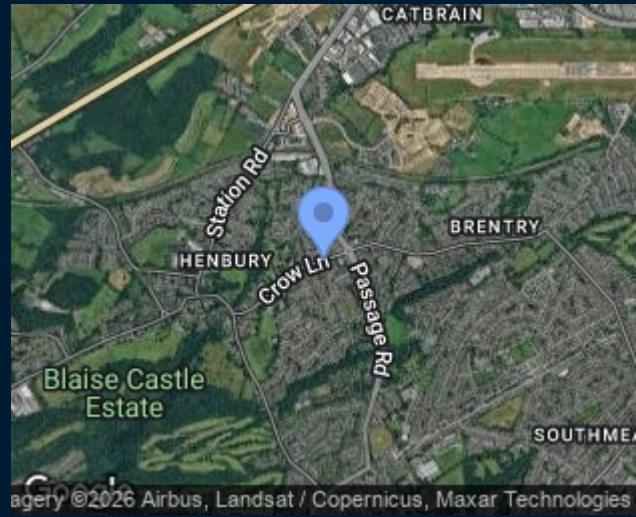
TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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 (Shop)



First Floor (Maisonette)



Second Floor (Maisonette)

Approximate total area⁽¹⁾
 1452 ft²
 134.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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