

# MAGGS & ALLEN

14 UPPER MAUDLIN STREET  
BRISTOL, BS2 8DJ

**Asking Price £625,000**

- Commercial investment
- Fully let - £44,740pa
- Great location
- Redevelopment potential
- Rear Parking



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

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



## DESCRIPTION

A substantial commercial investment comprising a ground floor café, first and second floor office accommodation, and a pottery studio with parking at lower ground floor level (14 Colston Yard). The property is fully let, generating an annual rental income of £44,740. It also offers excellent long term potential to convert the upper floors to residential accommodation, subject to obtaining vacant possession and the necessary planning consents. We understand the roof was replaced approximately 2 years ago.

## LOCATION

The property occupies a prominent position on Upper Maudlin Street and Colston Yard, a stones throw from Bristol Royal Infirmary. The location benefits from high levels of pedestrian footfall and passing vehicular traffic throughout the day and into the evening.

## TENURE

Understood to be freehold.

## LETTING DETAILS

Ground floor - Espresso Bristol - café - £22,000pa - rent review due 01/08/2028

First & second floor - SIFT - women's support charity - £14,400pa - rent review due 01/08/2026

Lower ground floor - pottery & crafts studio - £8,340pa - rent review due 01/08/2027

Total annual rent - £44,740

## BUSINESS RATES

The rateable value for each part with effect from 2026 is:

Ground floor - £13,750

First & second floor - £9,400

Lower ground floor (14 Colston Yard) - £3,550

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

Ground floor - B

First & second floor - D

Lower ground floor - D

## 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.

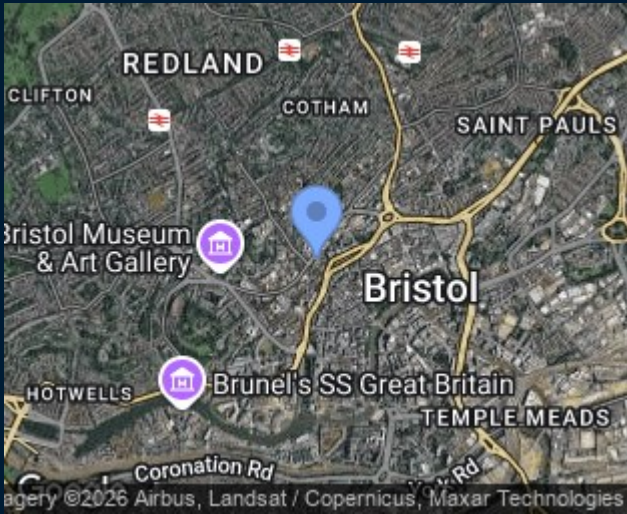
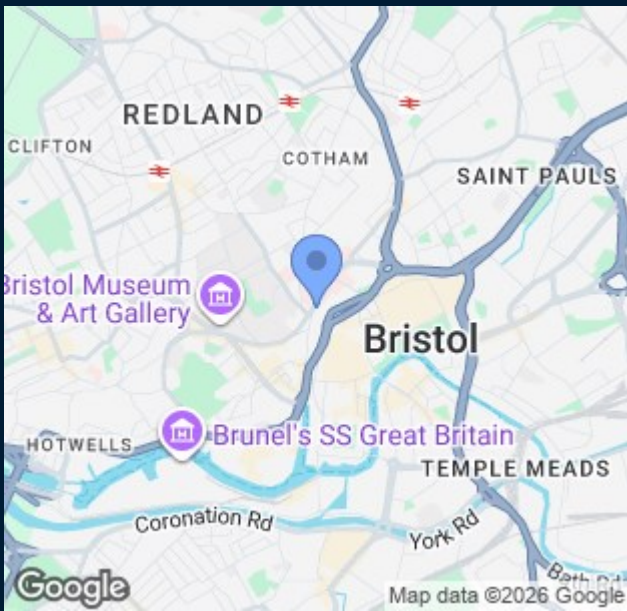
## VIEWINGS

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.

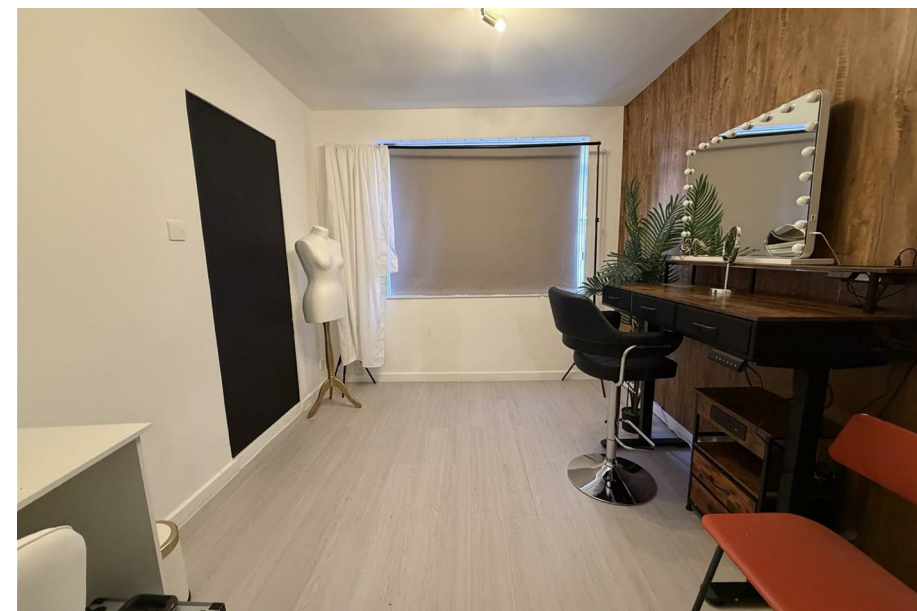




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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