

MAGGS & ALLEN

1 LODGE HILL

FISHPONDS, BRISTOL, BS15 1LL

Guide Price £250,000

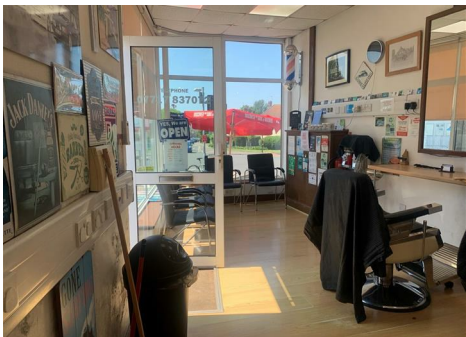
- SOLD FOR £303,000 - July Auction
- Freehold mixed-use investment property
- Shop & two self-contained flats
- Fully let producing £26,100 PA
- Potential to increase to £27,300 PA
- 8-week completion



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 24 July 2025, at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

SUMMARY

SOLD FOR £303,000 A MIXED-USE INVESTMENT PROPERTY COMPRISING A SHOP AND TWO FLATS - LET AT £26,100PA.

VIEWINGS

By appointment

DESCRIPTION

A mixed-use investment property comprising a ground floor shop and two self-contained flats. The property is fully let producing £26,100 per annum with potential to increase the rental income. The flats benefit from modern kitchens, shower rooms, gas central heating and UPVC double glazing. A superb investment opportunity in a prominent position.

LOCATION

Situated in a prominent position on the junction of Charlton Road, Lodge Causeway and Lodge Hill providing easy access to the shops and amenities of Lodge Causeway, Fishponds High Street and Kingswood High Street.

TENANCY DETAILS

SHOP

Let to a Barber on a 5 year internal repairing lease from February 2016 to February 2021 at £450pcm. We understand the Barber would like to extend the lease term for a further 5 years and a rent of £550pcm has been proposed, although this has not been renewed as yet.

1A LODGE HILL

A new 12 month Assured Shorthold Tenancy has recently been agreed for the first floor flat at £900pcm.

1B LODGE HILL

The ground floor rear flat is let at £825pcm on an Assured Shorthold Tenancy basis.

TENURE

Offered for sale on a freehold basis, subject to the occupational tenancies noted above.

COMPLETION

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

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Shop - C

1A - D

1B - C

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 you 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.

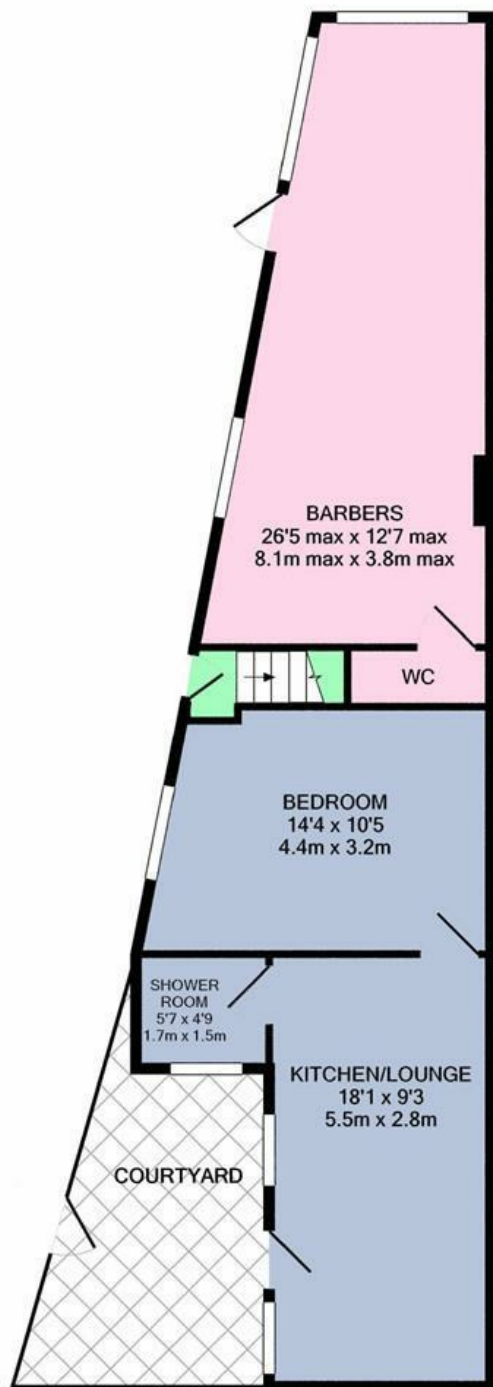
RENTAL ESTIMATES

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

FLOOR PLAN & PHOTOS

The floor plan is provided for indicative purposes only and should not be relied upon. The photos of flat 1B are library/historic photo taken before it was let.





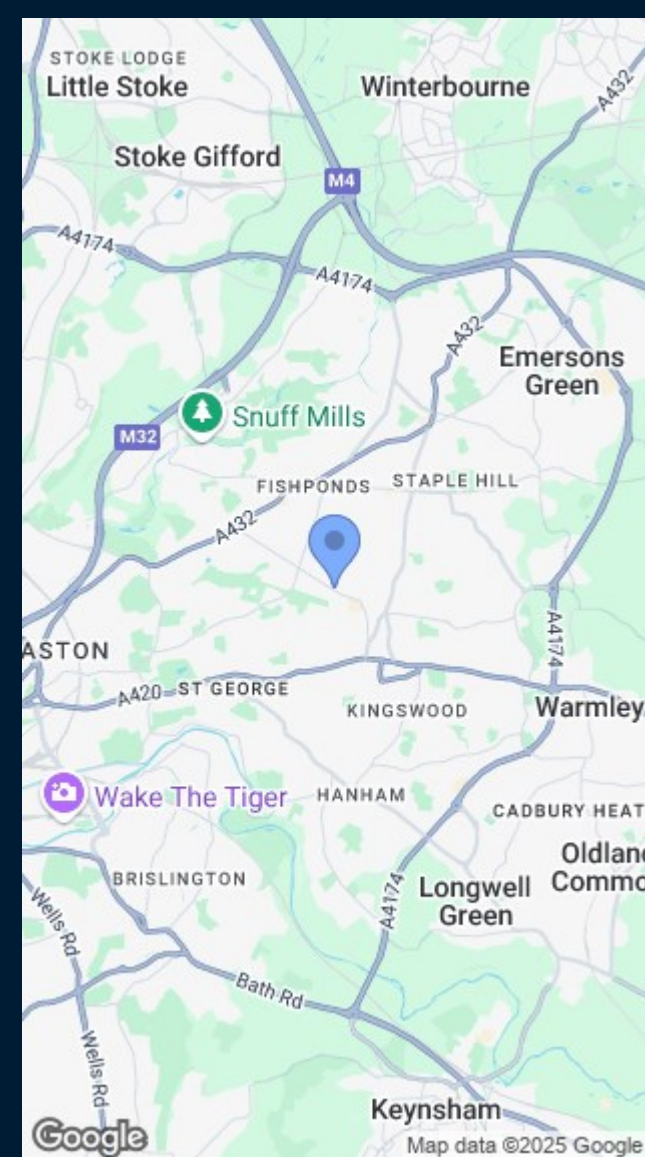
GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1045 SQ.FT. (97.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



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.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**