

# MAGGS & ALLEN

54 STAPLE HILL ROAD  
BS16 5BS



ASKING PRICE £87,500

A ground floor commercial investment comprising an office, extending to approximately 296 sq ft. The property represents an attractive investment opportunity, currently let at £7,800 per annum on a 5 year term, offering immediate rental income.

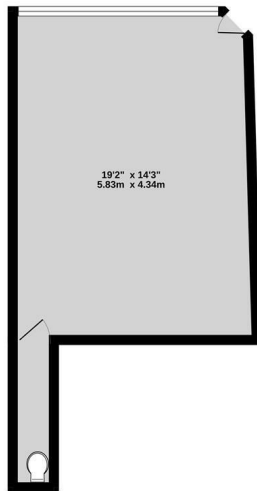
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# 54 STAPLE HILL ROAD, BS16 5BS

GROUND FLOOR



TOTAL FLOOR AREA : 295 sq.ft. [27.6 sq.m.] approx.  
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of plans, fixtures, fittings and other details are approximate only and should be used as a guide only. No responsibility is accepted for any errors or omissions in this information and the user should make their own enquiries with the local authority as to their accuracy or efficiency can be given.  
Made with Metaplan 12/2024

## DESCRIPTION

A ground floor commercial investment property extending to approximately 296 sq ft, offering a compact yet highly functional space suitable for a variety of business uses. The property is currently let at a rental income of £7,800 per annum, secured on a new 5 year lease. This provides immediate income from completion.

## LOCATION

The property occupies a prominent position along Staple Hill Road, a well frequently used thoroughfare within the local area. This location benefits from consistent pedestrian and vehicular traffic, providing excellent visibility and accessibility for a range of commercial uses.

## TENURE

The property is available to purchase on the residue of a 999 year lease.

## LETTING DETAILS

The tenant has just renewed their lease for a further 5 years at an annual rent of £7,800 with a tenant only break clause at the end of year 3.

## BUSINESS RATES

The Rateable Value with effect from 2026 is: £7,300. 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)

Rating: B

## FLOOR PLAN

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

## VAT

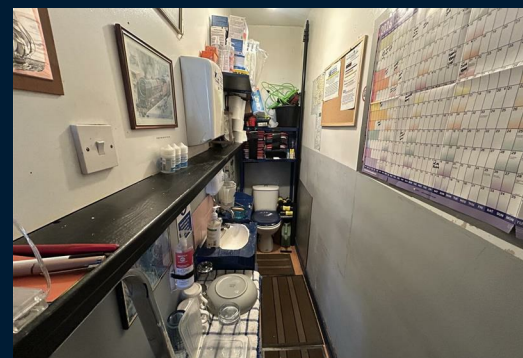
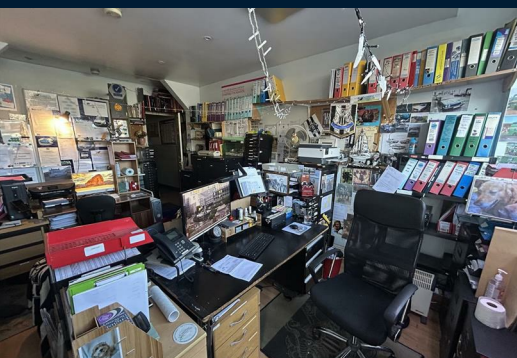
All figures quoted are exclusive of VAT unless otherwise stated.

## 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.



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.