

MAGGS & ALLEN

625 FISHPONDS ROAD
FISHPONDS, BRISTOL, BS16 3BA

Guide Price: £275,000+

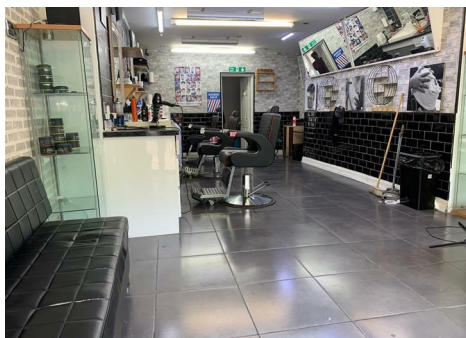
- Mixed use freehold Investment property
- Shop & 1 bedroom flat
- Prominent trading position
- Sold with vacant possession



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A mixed use property situated in a popular trading position. The property comprises 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. Once let we would anticipate a rental income of £27,000pa (shop - £15,000pa and the flat £12,000pa).

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.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

GF - C (valid until January 2029)

FF - F (valid until July 2035)

TENURE

Understood to be freehold.

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 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.

VIEWINGS

By appointment.

FLOOR PLAN

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

VAT

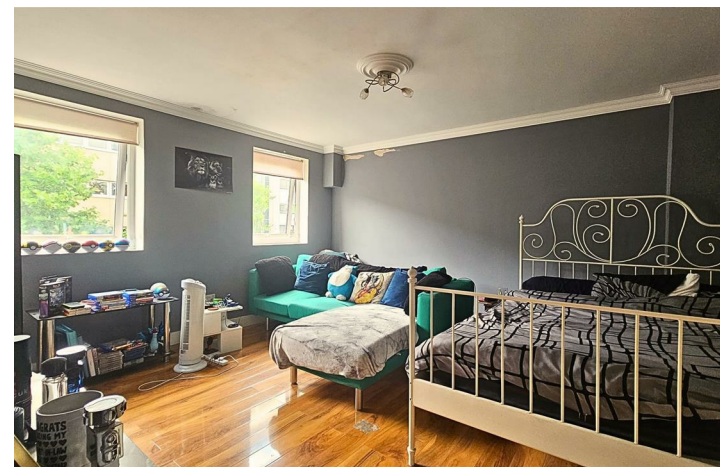
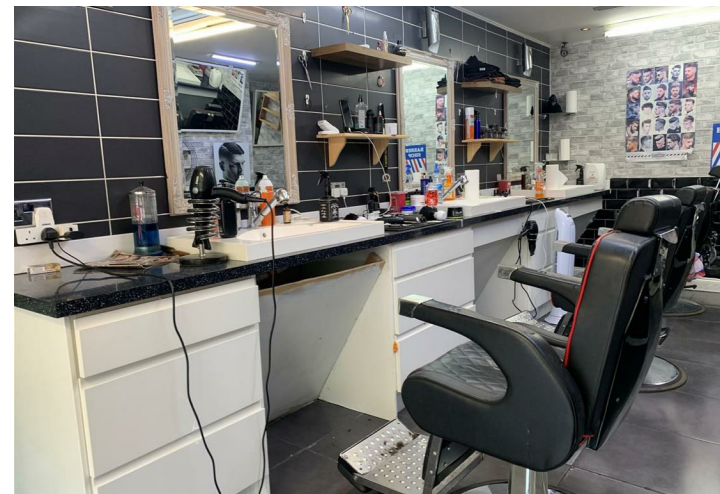
All figures quoted are exclusive of VAT unless otherwise stated.

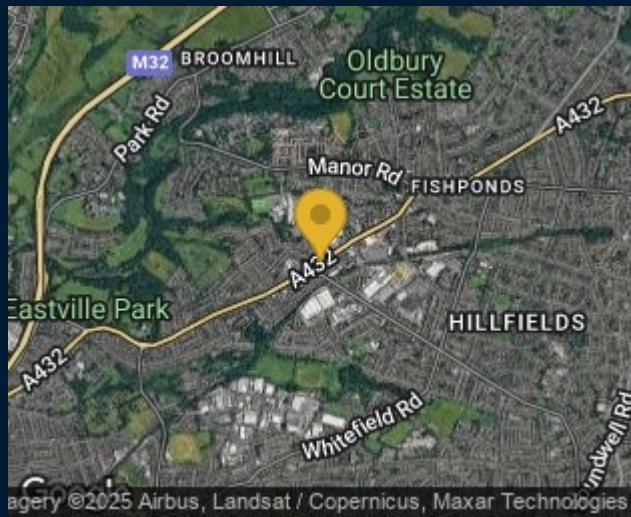
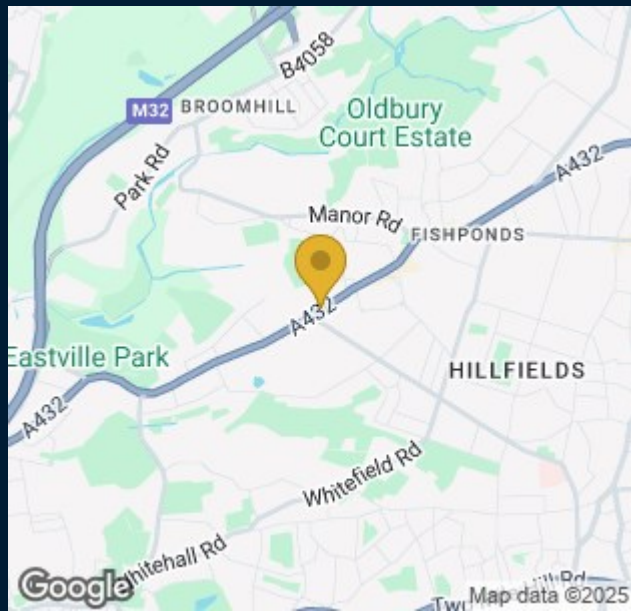
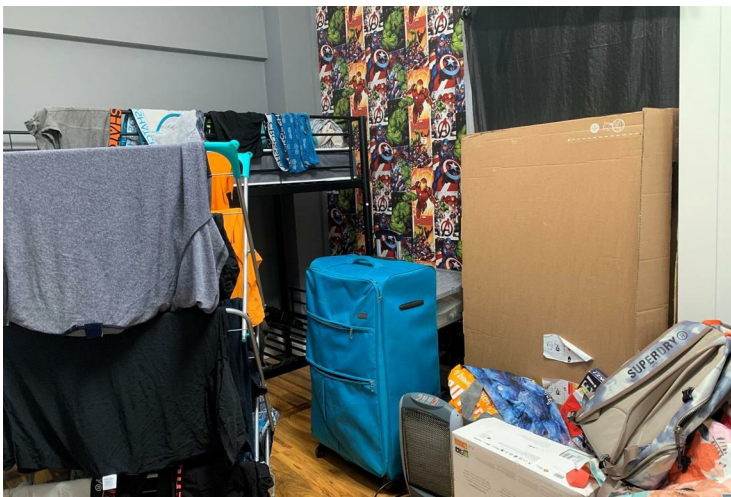
VIEWINGS

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.



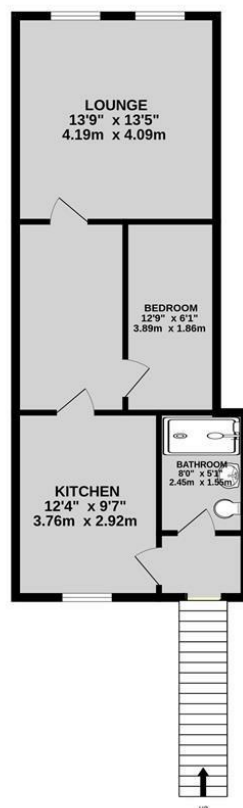


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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