

# MAGGS & ALLEN

SITE AT SEVIER STREET (ADJOINING ASHLEY HILL)

ST WERBURGHS, BRISTOL, BS2 9LB



£175,000

Two parcels of land currently currently utilised for parking, offering potential for a variety of commercial and industrial uses (subject to consents). The sites are offered for sale on a freehold basis and with vacant possession and are located to the East and West of the Better Food store on Sevier Street, St Werburghs. The sites measure approximately 451 m<sup>2</sup> and approximately 579 m<sup>2</sup>.

The smaller site fronts York Street and is available for sale at £150,000.

The larger site, fronting Sevier Street and Ashley Hill, is available at £175,000.

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## DESCRIPTION

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## LOCATION

The two sites are located either side of the Better Foods supermarket located on the junction of Sevier Street and Ashley Hill in St Werburgh's, located within close proximity to the M32.

## SITE AREAS

We are informed that the site located to the East of Better Foods, fronting York Street, measures approximately 451 m<sup>2</sup>.

We understand the site to the West of Better Foods, fronting Ashley Hill/Sevier Street approximately 579 m<sup>2</sup>.

## TENURE

The sites are offered for sale on a freehold basis.

## NOTES

We understand both sites will benefit from full vehicular access. The sites are available individually or as one transaction.

## POTENTIAL USE

The sites offer potential for commercial and industrial use subject to obtaining the necessary consents. The sites will be sold subject to a restrictive covenant prohibiting residential redevelopment.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## PLANS

The plans, outlines and site area is provided for indicative purposes only and should not be relied upon.

## VIEWINGS

The sites are available for inspection externally at all times.



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