



# MAGGS & ALLEN

10 & 11 ABBOTSWOOD  
, YATE, BS37 4NG

**Guide Price: £140,000+**

- 16 October LIVE ONLINE AUCTION
- Freehold mixed-use end-terrace property
- Ground floor commercial unit covering approx. 62ft<sup>2</sup>
- Spacious maisonette
- Potential rental income of £26,400pa
- Single garage in a near-by rank
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

FREEHOLD MIXED-USE INVESTMENT PROPERTY

#### DESCRIPTION

An end-terrace mixed use investment property located in Abbotswood, a popular residential area in Yate. The property comprises of a ground floor commercial unit and a well-proportioned three-bedroom maisonette. The commercial unit spans approximately 675 ft<sup>2</sup> and is currently let to a glass and windows business on a 5 year lease at £800pcm. The maisonette is currently vacant and includes a single lock-up garage in a nearby rank; we would anticipate a rental income of £1200pcm. The property presents an excellent rental investment with an estimated potential income of £26,400 per annum. With strong rental potential in a desirable location, this property is an attractive opportunity for investors seeking to expand their portfolio.

#### LOCATION

Located on Abbotswood near Yate Common, the property enjoys excellent transport links to Bristol, the M4, and the Cotswolds. Yate offers a train station, shopping centre, leisure facilities, and easy access to Chipping Sodbury's High Street and surrounding countryside.

#### RENTAL ESTIMATES

The shop is currently let on a 5 year lease at £9,600pa (£800pcm) with potential to increase to £12,000pa (£1000pcm).

We would anticipate a rental income of £14,400pa (£1200pm) for the maisonette.

#### ACCOMMODATION

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

#### COMPLETION

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

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Maisonette rating: F

Commercial rating: D

#### TENURE

Believed to be freehold, please refer to the legal pack for confirmation.

#### 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.

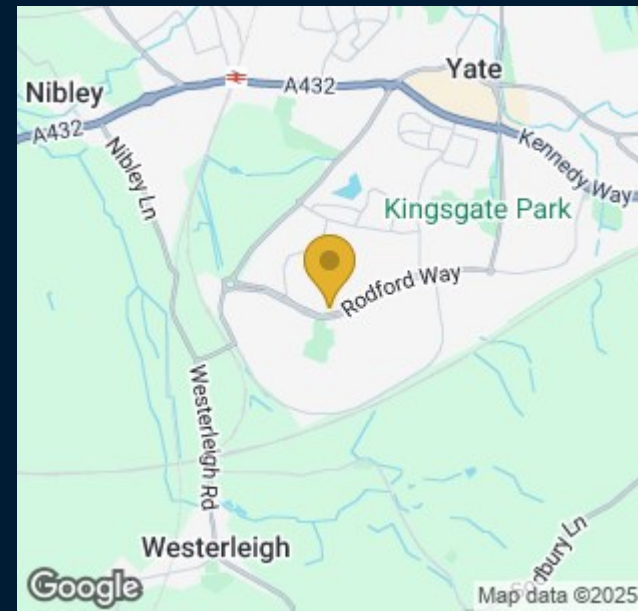
If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### 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.







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.

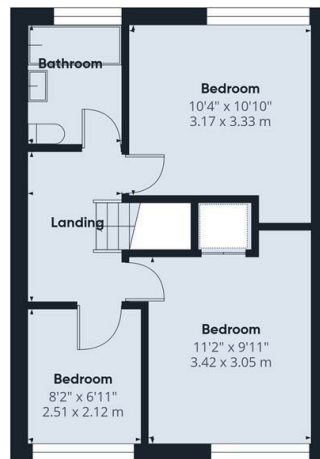




Ground Floor Commercial



Floor 1 Maisonette



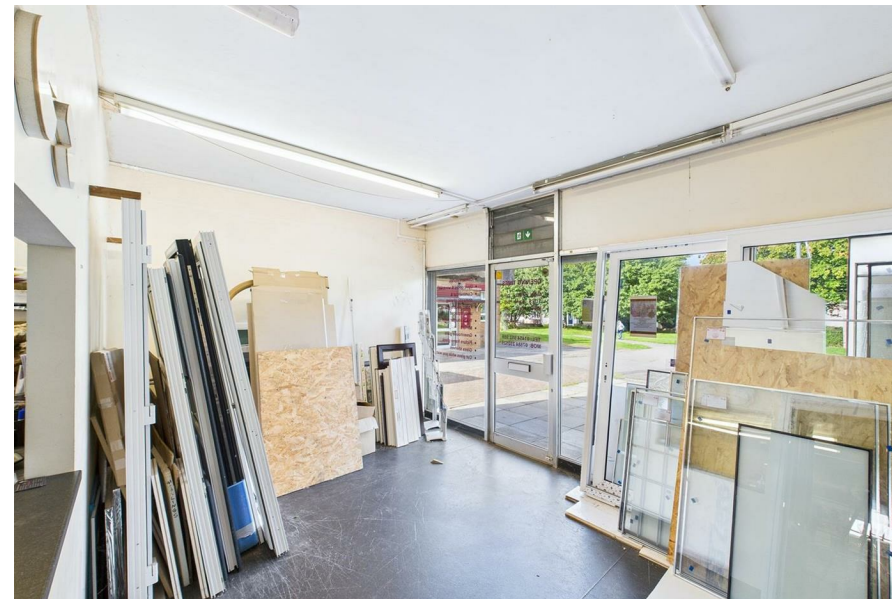
Floor 2 Maisonette

Approximate total area<sup>(1)</sup>  
1518 ft<sup>2</sup>  
141.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

OIRAFFE360



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

**MAGGS  
& ALLEN**