



**MAGGS
& ALLEN**

COMMERCIAL SITES AT 21 SEVIER STREET

ST WERBURGH'S, BRISTOL, BS2 9LB

Asking Prices: £175,000 / £150,000

DESCRIPTION

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 m² and approximately 579 m². 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.

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 m². We understand the site to the West of Better Foods, fronting Ashley Hill/Sevier Street approximately 579 m².

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.

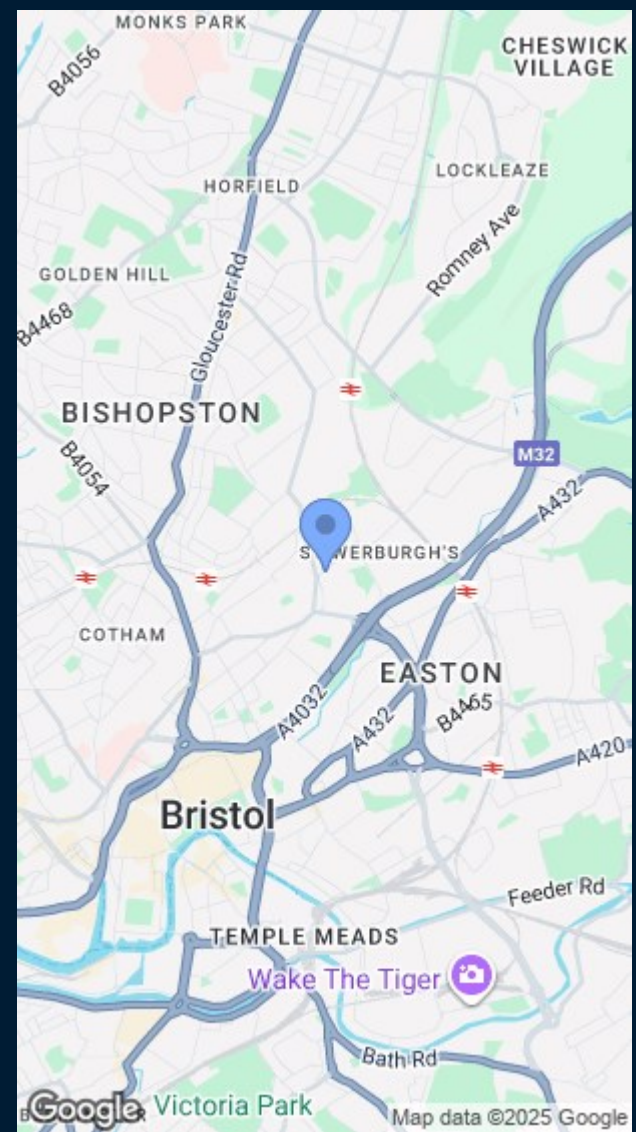
PLANS

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

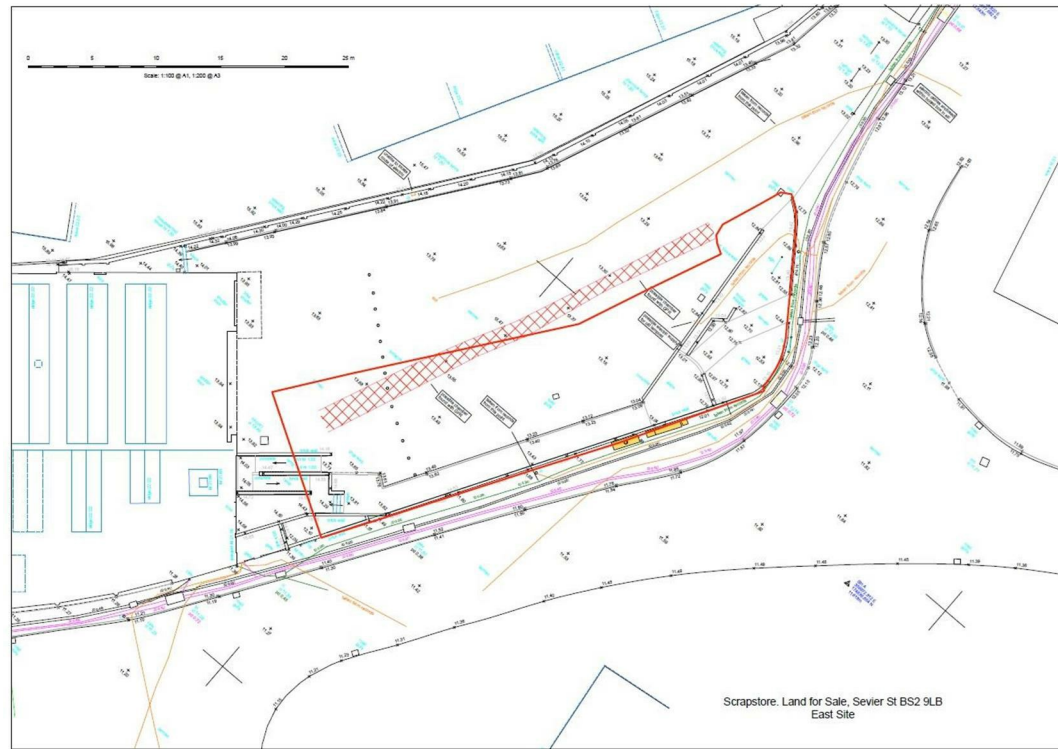
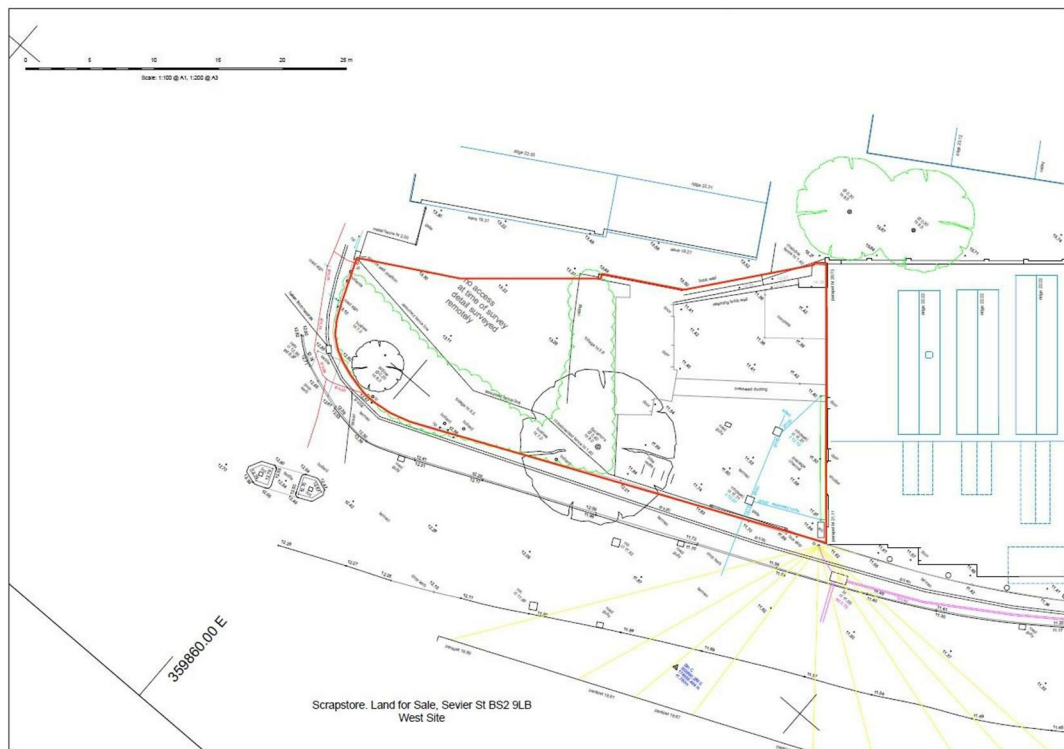
VIEWINGS

The sites are available for inspection externally at all times.





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**