

## 2a St Peters Rise, Headley Park, Bristol, BS13 7LU

Guide Price £200,000



- FREEHOLD MIXED USE PROPERTY
- 1676 Sq Ft
- RETAIL + BASEMENT
- PARKING
- GARAGE
- 2 BED MAISONETTE
- BASIC UPDATING
- EXCELLENT TRADING POSITION

Hollis Morgan – A Freehold MIXED USE PROPERTY ( 1754 Sq Ft ) with GARAGE | PARKING with 2 BED MAISONETTE now in need of BASIC UPDATING and scope to DEVELOP stc.

# 2a St Peters Rise, Headley Park, Bristol, BS13 7LU

## Accommodation

### THE PROPERTY

A Freehold mid terraced mixed use property ( 1754 Sq Ft ) occupying a prominent trading position on this established rank of shops in the heart of Headley Park. The property comprises a retail unit on the ground floor and basement with a large garage and parking to the rear. Independent access via path and steps at the rear lead to the 2 bedroom maisonette over the upper floors. ( There is also currently internal access to the flat from a staircase but this could be blocked up )  
Sold subject to existing tenants - vacant possession from 28 January 2025.

Tenure - Freehold  
Council Tax - A  
EPC - TBC  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT POSSESSION | JAN 2025

The tenant has been in occupation of the entire building since January 2018 paying a rent of £13,500 pa | £1,125 pcm  
The tenancy agreement terminates on 28 January 2025.

### MAISONETTE | BASIC UPDATING

The maisonette would now benefit from basic updating but has scope for a fine home or investment.

### RESIDENTIAL DEVELOPMENT

There is scope to convert either all or some of the commercial area into residential accommodation either as independent units or to combine with the existing maisonette.  
We understand no planning of this nature has been previously sought - interested parties to make their own investigations.  
Subject to gaining the necessary consents.

### LOCATION

The property is located within the popular residential suburb of Headley Park. Local amenities and services are all within close proximity including West Street and North Street in nearby Southville which offers an array of independent retailers, convenience stores, pubs, bars and cafes. Bristol City Centre is less than 3 miles away with excellent public transport routes as well as being within easy reach of the leisure and walking opportunities to be found in North Somerset.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

2A, St Peters Rise, 3 bed maisonette - £1300pcm - £1400pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

### PROPERTY DETAILS DISCLAIMER



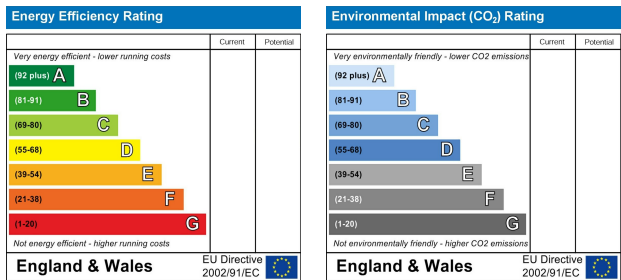
9 Waterloo Street  
Bristol  
BS8 4BT  
Tel: 0117 973 6565  
Email: sales@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.  
Please refer to our website for further details.