



1A Richmond Terrace, Avonmouth, Bristol, BS11 9EW

Guide Price £175,000

Hollis Morgan – A Freehold MIXED USE PROPERTY (1038 Sq Ft) with OFFICE | SELF CONTAINED FLAT producing £18,400 pa | Extra Land to Rear.

1A Richmond Terrace, Avonmouth, Bristol, BS11 9EW

THE PROPERTY

1 Richmond Terrace, Avonmouth, Bristol BS11 9EW

A Freehold mixed use corner property with accommodation (1038 Sq Ft) arranged over two floors comprising a ground floor retail unit and a self contained two bedroom flat on the first floor.

Sold subject to existing tenants.

Tenure - Freehold

Council Tax - Band A

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

MIXED USE INVESTMENT | £18,400 PA

The property is sold subject to the existing tenancies and income

Retail Unit - Commercial tenant on a 3 year lease from 2008 (Now rolling) @ £7,000 pa

Self contained Flat - 12 month AST from July 2024 @ £11,400 pa

Please refer to online legal pack for copies of the leases.

DEVELOPMENT | CONVERSION OF RETAIL TO RESI

The ground floor retail unit and the rear extension has scope for conversion into a second residential unit.

CONVERSION TO HOUSE / HMO

There is potential to convert the property into a single dwelling or HMO style accommodation.

All above subject to gaining the necessary consents.

We understand that no planning of this nature has been recently sought.

Interested parties to make their own investigations

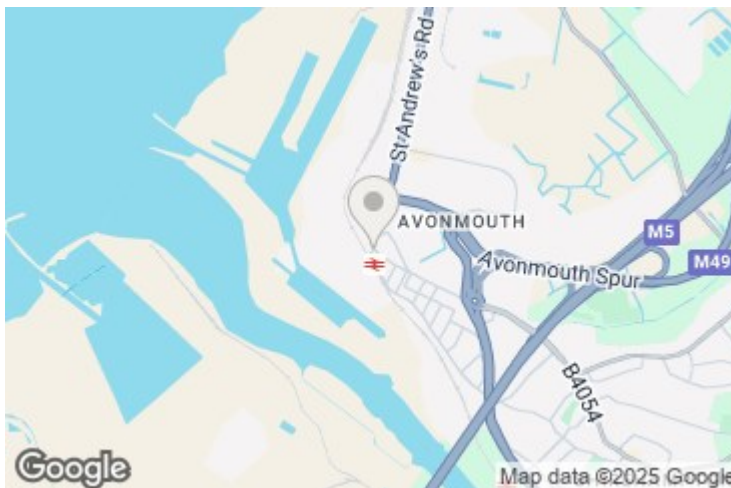
LOCATION

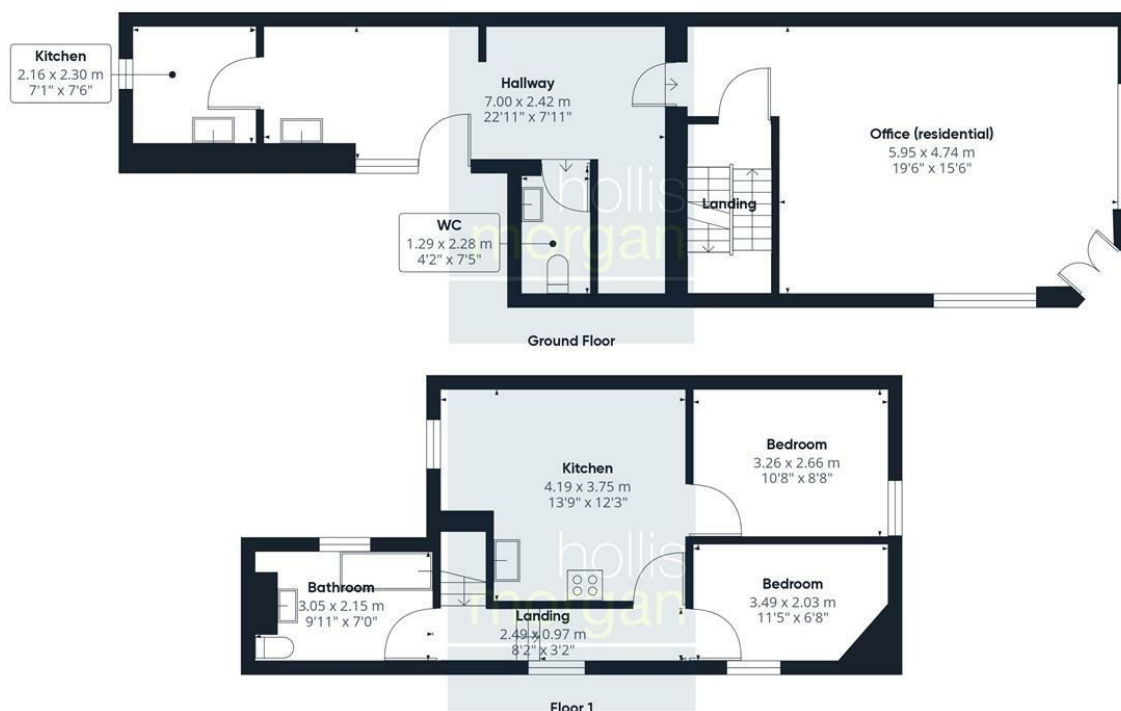
The property is located in the busy port town of Avonmouth, Bristol. The location is ideal as it has a wealth of neighbouring business; ports and attractions, easy access to shopping and entertainment facilities whilst, being only a stone's throw away from two major motorway links. Avonmouth is located at the mouth of the River Avon, on its north bank and on the Severn Estuary. The large ports Avonmouth Docks and The Royal Portbury Dock are situated in the area. The location sits less than 8 miles away from Bristol city centre and, due to its many motorway links, has easy access to Newport, Cardiff, Weston-super-Mare, Swindon and Gloucester. Motorway links to the M49 and M5 are less than 1 mile away and connect to the M4 in less than 8 miles as well as a local train station with links to the City.

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, and they do not

constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





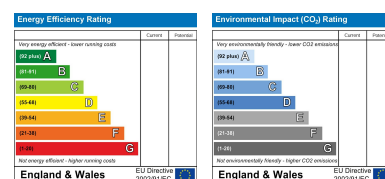
Approximate total area⁽¹⁾
96.45 m²
1038.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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