



- Freehold for sale - A5 shop premises & 2 bedroom maisonette
- Current lease and tenant in place until 2041 (£16,000 per annum)
- Traditional Chip Shop - great local business
- Large two bed maisonette
- Garage & parking at the rear
- Views over playing fields at the front
- Fitted kitchen & dining room
- Two bedrooms, lounge & bathroom
- Chip Shop - frontage, kitchen/prep room
- Brilliant long term investment opportunity

175 Memorial Road, Hanham, Bristol, BS15 3LH
Offers In Excess Of £265,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Chip Shop
19'5" x 16'1" (5.92 x 4.92)
- Kitchen - Chip Shop
10'8" x 12'1" (3.26 x 3.70)
- Lobby
7'0" x 3'9" (2.14 x 1.16)
- Hallway
4'3" x 5'3" (1.30 x 1.62)
- Kitchen
9'10" x 10'3" (3.01 x 3.14)
- Diner
9'1" x 15'8" (2.79 x 4.78)
- Lounge
12'3" x 16'4" (3.75 x 4.99)
- Bedroom
12'4" x 12'2" (3.77 x 3.72)
- Bedroom
7'2" x 10'9" (2.20 x 3.28)
- Bathroom
6'11" x 5'11" (2.12 x 1.81)



Approximate total area
1315.79 ft²
122.24 m²
Reduced bedroom
13.39 ft²
1.24 m²

(1) Excluding balconies and terraces.

Reduced bedroom
..... Below 5 ft/1.5 m

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

PROPERTY TYPE Commercial

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND



We are pleased to offer for sale the freehold of this shop and maisonette.

A5 use for the chip shop, currently leased until 2041, at a rent of £16,000 per annum - under the lease the tenant is liable for all repairs. There is a rent review every five years.

This is a brilliant investment opportunity.

The current tenant pays £1800 per annum for council tax which combines both residential and business.



Shop with two bedroom maisonette.



the location

Extremely well located in a rank of shops, easily accessible for the local residents with public parking nearby.

just a thought...

Looking for an investment - this could be the one for you!