

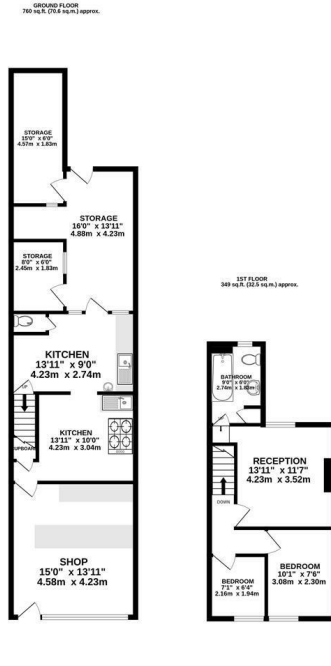
204 WHITEHALL ROAD
WHITEHALL, BRISTOL, BS5 9BP



AUCTION GUIDE £185,000+

A two storey mixed-use property that is currently arranged as a ground floor takeaway with residential living accommodation above and an enclosed courtyard to the rear. The property offers scope to separate the ground floor takeaway by flipping the direction of the stairs and a spacious self-contained flat could then be created on the first floor. There may also be potential to convert the whole property to a house or two flats, subject to consents. The property is offered for sale with vacant possession and presents a superb opportunity for investors, developers and takeaway/restaurant operators.

204 WHITEHALL ROAD, WHITEHALL, BRISTOL, BS5 9BP



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 April 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £204,000 - FREEHOLD MIXED-USE INVESTMENT - POTENTIAL FOR RESIDENTIAL CONVERSION

DESCRIPTION

A two storey mixed-use property that is currently arranged as a ground floor takeaway with residential living accommodation above and an enclosed courtyard to the rear. The property offers scope to separate the ground floor takeaway by flipping the direction of the stairs and a spacious self-contained flat could then be created on the first floor. There may also be potential to convert the whole property to a house or two flats, subject to consents. The property is offered for sale with vacant possession and presents a superb opportunity for investors, developers and takeaway/restaurant operators.

LOCATION

The property is situated on Whitehall Road in Whitehall and provides easy access to a range of local amenities on Church Road in St George. Excellent transport links are also provided to the city centre.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises a takeaway with commercial kitchen, residential kitchen for the living accommodation, various store rooms and WC.

FIRST FLOOR

Currently comprising a living room, two bedrooms and a bathroom.

OUTSIDE

There is an enclosed courtyard garden to the rear.

RENTAL POTENTIAL

On the basis that the direction of the stairs is rotated in order to create a self-contained flat on the first floor, we would anticipate the following rental figures:

Ground Floor Takeaway: £12,000 Per Annum
First Floor Flat: £900 pcm (£10,800 Per Annum)

TOTAL: £22,800 Per Annum

TENURE

We understand the property to be freehold. Please refer to the online legal pack for confirmation.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.



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