



GROUND FLOOR OFFICE 73 HIGH STREET  
STAPLE HILL, BRISTOL, BS16 5HE



## AUCTION GUIDE £150,000+

DOUBLE FRONTED OFFICE OF APPROX. 1,400 FT WITH PARKING.

A double fronted office of approximately 1,400 ft<sup>2</sup> with the added benefit of two allocated parking spaces to the rear. The offices are currently arranged as two separate suites although would easily revert to one. Offered for sale with vacant possession although we would anticipate a potential rent in the region of £18,000pa.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

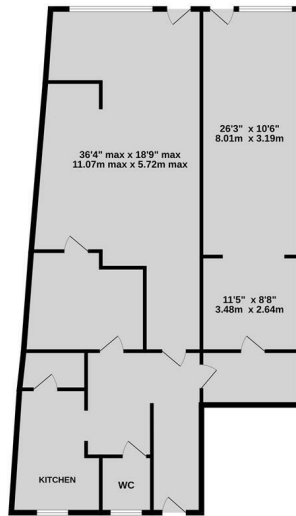
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# GROUND FLOOR OFFICE 73 HIGH STREET, STAPLE HILL, BRISTOL, BS16 5HE

GROUND FLOOR  
1406 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The use of the word 'approximate' is intended to draw attention to the fact that the figures are only for guidance and should not be used as a basis for any contract or agreement.

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 November 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment with Maggs & Allen.

## SUMMARY

SOLD FOR £157,500 - DOUBLE FRONTED OFFICE (APPROX. 1,400 FT<sup>2</sup>) WITH PARKING

## DESCRIPTION

A double fronted office of approximately 1,400 ft<sup>2</sup> with the added benefit of two allocated parking spaces to the rear. The office have electric panel heaters and are currently arranged as two separate suites although would easily revert to one. Offered for sale with vacant possession although we would anticipate a potential rent in the region of £18,000pa.

## LOCATION

The property is situated on the High Street within easy reach of the shops and amenities of Staple Hill

## ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout. The office is currently partitioned to create two separate units with a shared kitchen and toilet to the rear. However, the office could easily be reconfigured as one large office if required.

## PARKING

There are two allocated parking spaces located to the rear of the office.

## COMPLETION

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

## PLANNING

Planning consent was granted in 2009 for a change of use from a shop (Use Class A1) to an office (Use Class B1). We would therefore assume that the unit would now fall within Use Class E and could consequently suit a variety of uses, but interested parties should confirm directly with South Gloucestershire Council.

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,600. We would therefore expect those eligible for small business relief to benefit from 100% exemption at this time, but recommend all interested parties confirm with South Gloucestershire Council.

## TENURE

Offered for sale on the residue of a 155 year lease from 2009, with vacant possession.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid through to August 2032).

## 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](mailto: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](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



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.