



41 HILL ROAD
CLEVEDON, BS21 7PD

Asking Price £465,000

- Mixed Use Investment Property
- Grade II Listed
- Highly Desirable Location
- Potential Rent of circa £36,000pa
- Shop of approx. 1,100 ft² (Available at £220,000)
- 3 Bedroom Maisonette (Available at £295,000)
- Shop & Flat Available at £465,000.



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41 HILL ROAD, CLEVEDON, BS21 7PD

Asking Price £465,000

DESCRIPTION

A Grade II mixed use period property situated in a highly desirable location in Clevedon.

The ground floor shop measures approximately 1,100 ft² and is let to the Connells Group, trading as Woods Estate Agents. They are now holding over but we understand they would like to renew their lease, and a rent of £18,000pa has been proposed by the landlord.

The first and second floor is arranged as a self contained and spacious (approx 900 ft²) 3 bedroom maisonette with rear garden. The maisonette is offered for sale with vacant possession.

The shop and flat are offered for sale together, although a sale of the two parts separately will be considered.

LOCATION

The property is situated in a sought after location in Clevedon, on Hill Road. Hill Road is well known for its charming blend of Victorian Character and boasts a mix of independent boutiques, cafes and restaurants.

ACCOMMODATION

The ground floor is arranged as a retail unit to the front, with rear office, kitchen, further stores, male and female toilets, with an enclosed courtyard.

The maisonette is self contained with side access, and is arranged on the first floor as a large lounge, spacious kitchen, third bedroom and wc. On the second floor there are two further bedrooms and a bathroom.

ASKING PRICE

The flat and shop are available together at £465,000.

Alternatively, the shop is available for sale at £220,000 and the maisonette at £295,000.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANCY DETAILS

SHOP

The shop is let to the Connells Group, trading as Woods Estate Agents. We understand their lease term has ended but that they would like to renew. We understand the landlord has proposed a new 5 year effectively fully repairing and insuring term, at an initial rent of £18,000pa. However, should a purchaser wish to occupy the premises themselves or redevelop the ground floor, there may be grounds to obtain vacant possession.

FLAT

The flat is offered for sale with vacant possession but we would anticipate a potential rent of approximately £1,500pcm based on a conventional Assured Shorthold Tenancy.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Shop: TBC

Maisonette: E - valid to Feb 2030.

BUSINESS RATES / COUNCIL TAX

The Rateable Value for the ground floor, with effect from April 2023, is £6,800. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

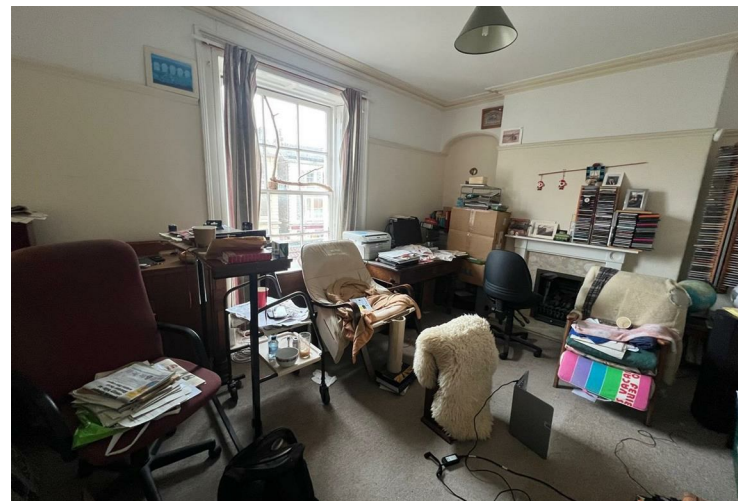
The maisonette has a Council Tax Band B.

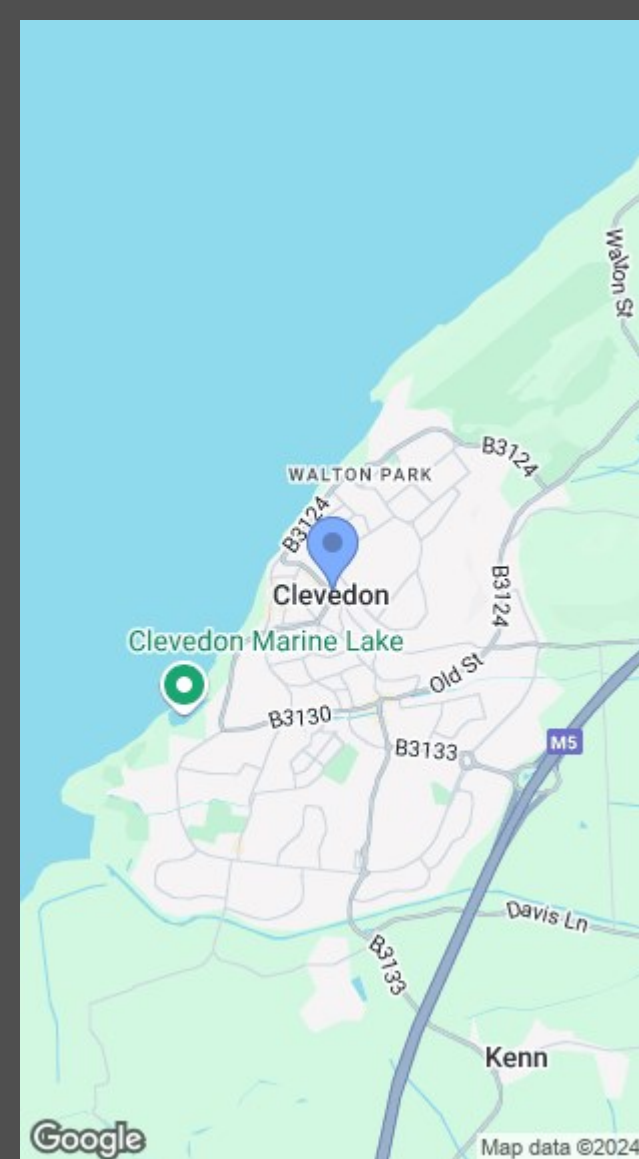
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

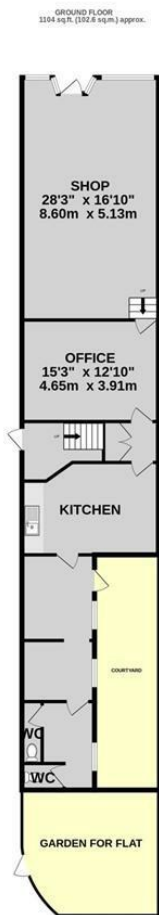
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.





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.

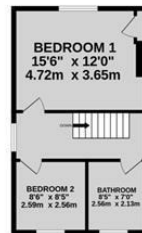




1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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