

MAGGS & ALLEN

725 FISHPONDS ROAD
FISHPONDS, BRISTOL, BS16 3UW

Guide Price: £235,000+

- 22 May LIVE ONLINE AUCTION
- Mixed-Use Investment Property
- Shop let at £15,000pa
- Vacant 3-bedroom maisonette - potential rental income £19,200pa
- Busy High Street Location
- 8-Week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940
www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 22nd May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

MIXED-USE INVESTMENT PROPERTY.

DESCRIPTION

Three storey mid-terraced mixed-use investment property situated on a bustling high street with plenty of footfall on Fishponds Road. The property comprises a ground floor shop approximately 697 ft² which is let at £15,000 per annum and above a vacant 3-bedroom maisonette which is in need of renovation. Once the maisonette is renovated we would anticipate a rental income in the region of £19,200 pa, and total rental income of £34,200. In addition there is a storeroom to the rear which offers potential for further development, subject to obtaining the necessary consents.

LOCATION

Fishponds Road serves as a vibrant high street, offering a diverse array of international food stores, local shops, and services. The property benefits from a high level of footfall and passing trade, making it an ideal spot for businesses seeking to attract attention in a busy and thriving area. There are also fantastic transport links in to the city centre and else where.

ACCOMMODATION

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

MAISONETTE

The maisonette is offered for sale with vacant possession. Access from the rear of the property the accommodation comprises kitchen, living room, bedroom on first floor and 2 further bedrooms on the second floor.

SHOP

The shop is let at £15,000pa on a 5 year term ending 22 August 2026 on an effectively fully repairing and insuring basis (subject to a photographic schedule of condition). The shop also benefits from rear access.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

Shop - E

Maisonette - TBC

TENURE

Please refer to the legal pack.

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 £1,500 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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

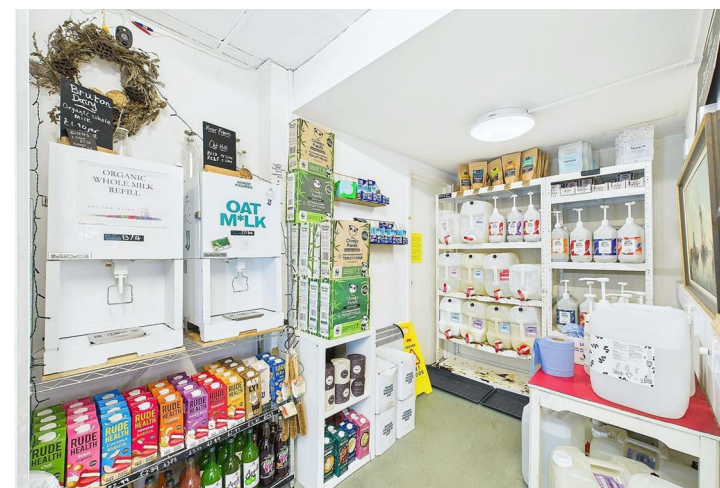
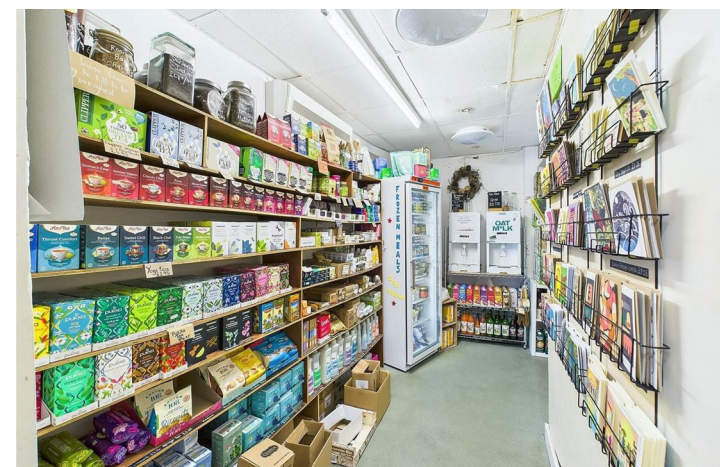
£1,000 - £150,000: £5,000

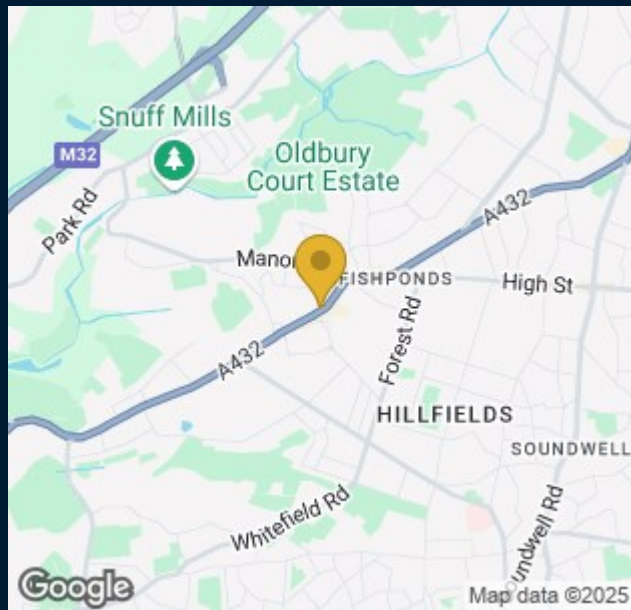
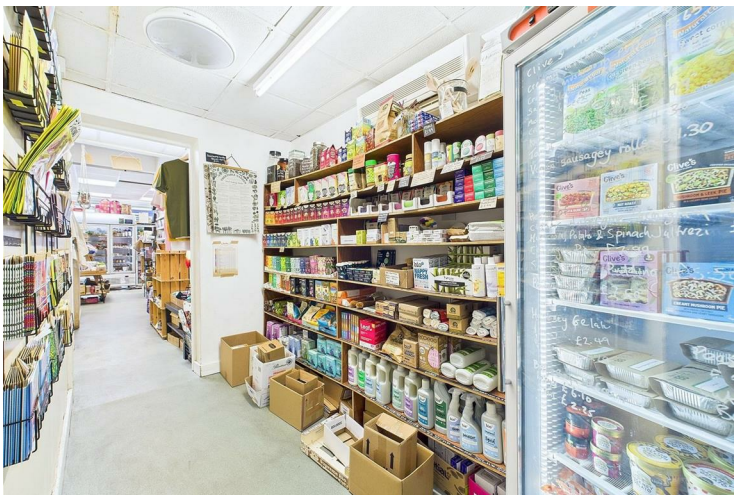
£151,000 and above: £10,000

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





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.



Ground Floor



Floor 1



Floor 2

Approximate total area[®]

1682.62 ft²
156.32 m²

Balconies and terraces

23.14 ft²
2.15 m²

Reduced headroom

99.68 ft²
9.25 m²

(1) Excluding balconies and terraces

Reduced headroom

..... 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.

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