

MAGGS & ALLEN



2A ST. PETERS RISE
HEADLEY PARK, BRISTOL, BS13 7LU

Auction Guide £325,000

- 19 March LIVE ONLINE AUCTION
- Freehold mixed-use investment property
- Shop, large maisonette and rear workshop
- Fully-let producing £34,200 PA
- 8-week completion



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

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 March 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment with Maggs & Allen.

SUMMARY

SUBSTANTIAL MIXED-USE INVESTMENT - FULLY LET PRODUCING £34,200 PA

DESCRIPTION

A substantial freehold mixed-use investment property comprising a ground floor retail unit with basement storage, a self-contained maisonette above, and a rear workshop. The property is fully-let generating a total rental income of £34,200 per annum. The rear workshop offers scope for conversion into residential use, subject to the necessary consents - providing potential for future value uplift.

A superb investment opportunity with future redevelopment potential.

LOCATION

The property enjoys a prominent position within a vibrant and well established mixed use parade on St. Peter's Rise, Headley Park, Bristol. Located at the junction with Bishopsworth Road, the premises benefit from high visibility, making it an attractive location for both commercial and residential occupiers.

ACCOMMODATION

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

TENANCY DETAILS

The property is fully let producing £34,200pa on the following basis:

SHOP - £12,000 PA (7 year term from February 2025, upwards only rent review and tenant break clause, year 3).

MAISONETTE - £18,000 PA (subject to an annual review).

WORKSHOP- £4,200 PA (7 year term from February 2025, upwards only rent review and tenant break clause, year 3).

TENURE

The property is for sale on a freehold basis, subject to the existing occupational leases/tenancies.

COMPLETION

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

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

Shop & Basement - C (valid until July 2034)

Maisonette - E (valid until February 2035) Recommended works from assessor to improve to a C rating: 1. Dual meter electricity and one heater. 2. Dual immersion tank.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £7,200. 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.

FLOOR PLAN

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

VAT

We understand the property is not elected for VAT.

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@maggandalen.co.uk.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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 is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus 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.

HMO LICENSING & PLANNING

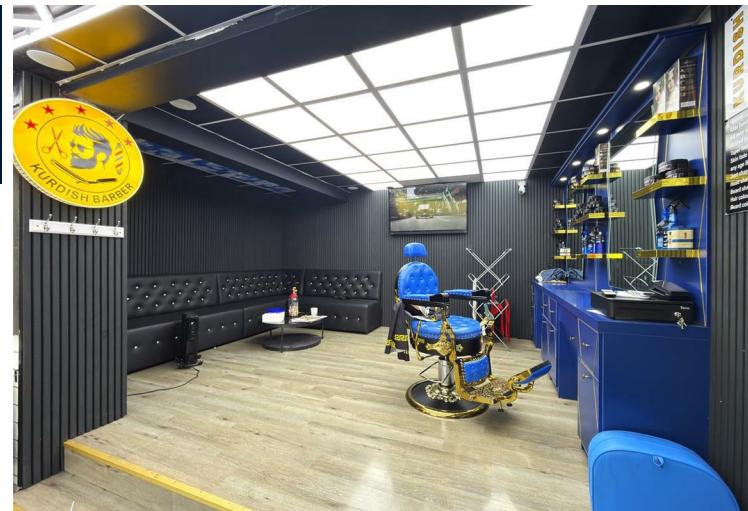
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

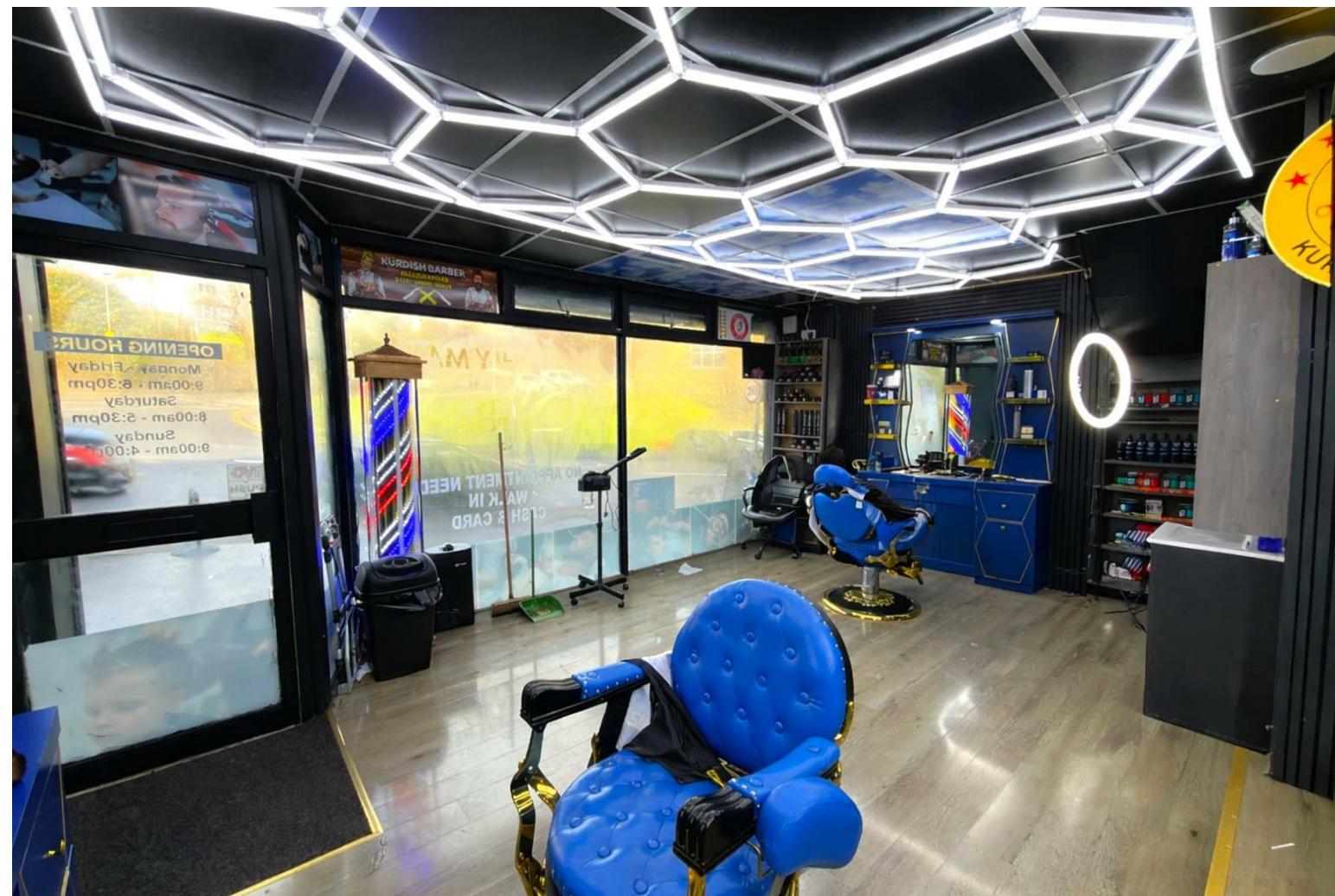
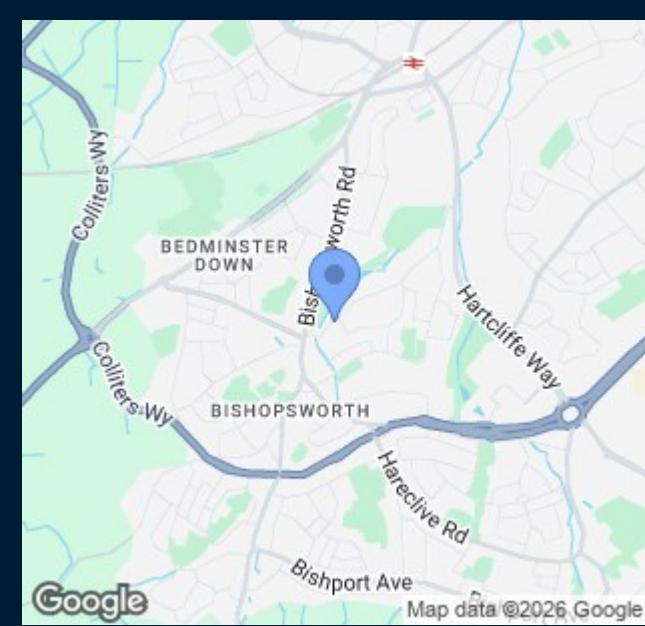
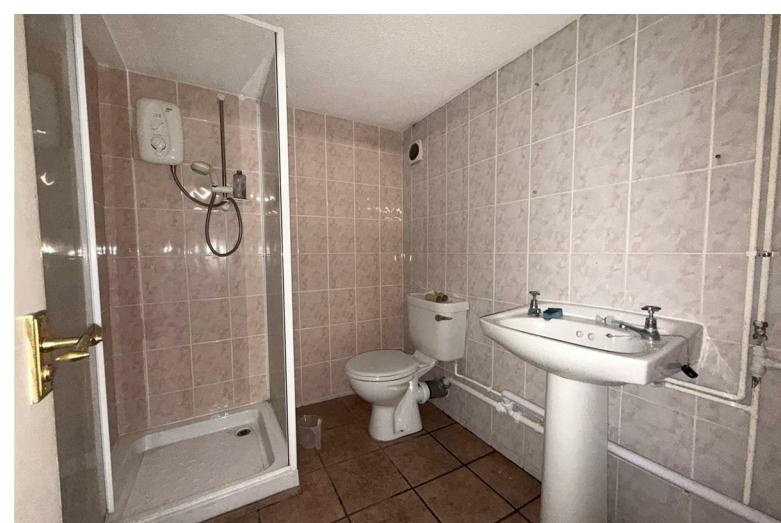
RENTAL ESTIMATES

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

IMAGE DISCLAIMER

Some images have been edited with AI to protect tenants and customers.





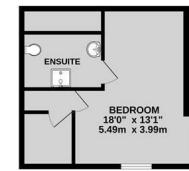
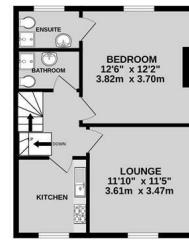
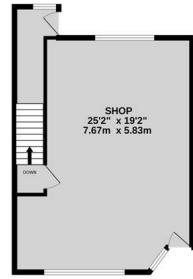
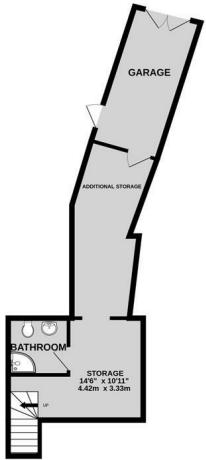
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

410 sq.ft. (38.1 sq.m.) approx.

487 sq.ft. (45.3 sq.m.) approx.

462 sq.ft. (42.9 sq.m.) approx.

306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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