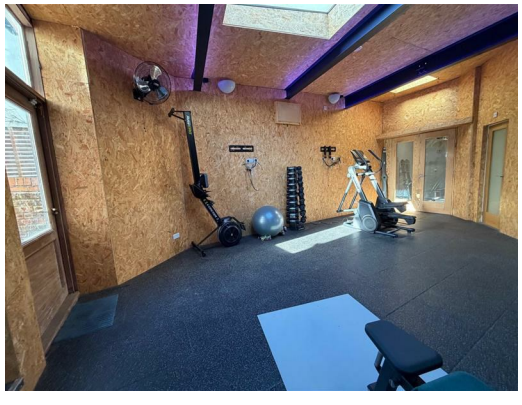








MAGGS & ALLEN

10 ETLOE ROAD

WESTBURY PARK, BRISTOL, BS6 7PB

Asking Price £475,000

- Unique Commercial Studio
- Approx. 1,400 ft²
- Includes 2 Storey Annexe
- Fully Refurbished
- Flexible Layout
- Potential For Variety of Uses
- Located Close To The Durdham Downs

RICS® Regulated by RICS

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

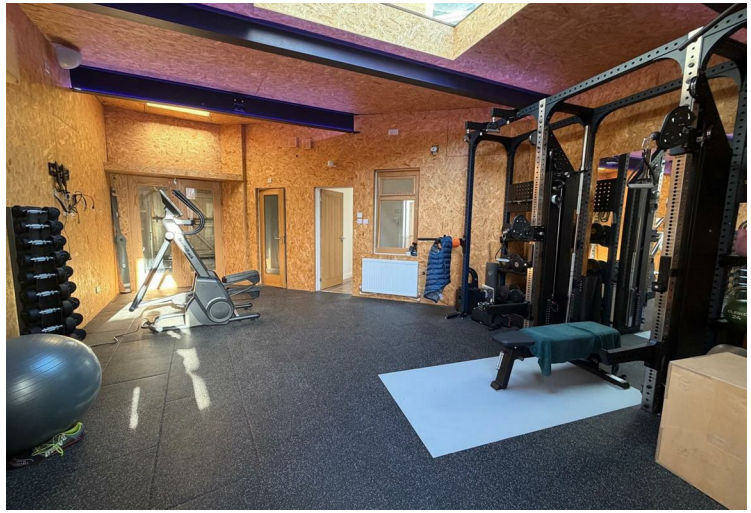
0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

10 ETLOE ROAD, WESTBURY PARK, BRISTOL, BS6 7PB

Asking Price £475,000





DESCRIPTION

A unique and exceptionally well-presented commercial studio of approximately 1,400 ft². The unit is, arranged to provide a versatile ground floor studio/office, with a gym to the rear, a garage/store, and a separate annexe incorporating a kitchen and additional office accommodation. The property further benefits from a landscaped and fully enclosed rear garden.

The building has been comprehensively refurbished to a high specification, including new gas central heating, an intruder alarm, fire alarm system, CCTV, Cat 6 data cabling, and a wet room.

Occupying a highly desirable and predominantly residential position just off The Durdham Downs, the property offers excellent flexibility and potential for continued use as a commercial studio, a live/work unit, or possible residential conversion, subject to obtaining the necessary consents.

LOCATION

Etloe Road is located between North View and Coldharbour Road in West bury Park, within a short distance of The Durdham Downs.

BUSINESS RATES

The property is not currently rated for business rates. However, we note the previous ratable value, from April 2023 to June 2024, was £7,500.

FLOOR AREA

The property provides approximately 1,400 ft² on a Gross Internal Area basis. However, given the irregular layout, this should be treated as indicative only.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E - valid to Dec 2031. This was commissioned prior to the refurbishment however.

TENURE

The property is available for sale on a freehold basis and with vacant possession. The first floor flat has been sold off on a long leasehold basis.

CCTV/INTRUDOR ALARM

The intruder alarm, CCTV and fire alarm system can be included by negotiation.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

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

VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

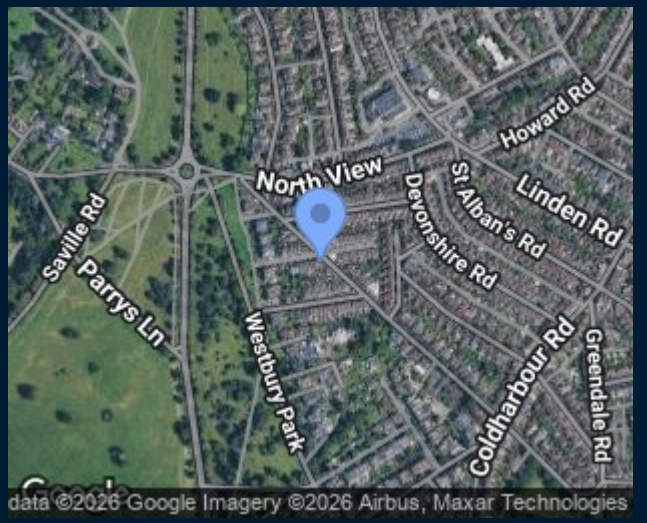
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



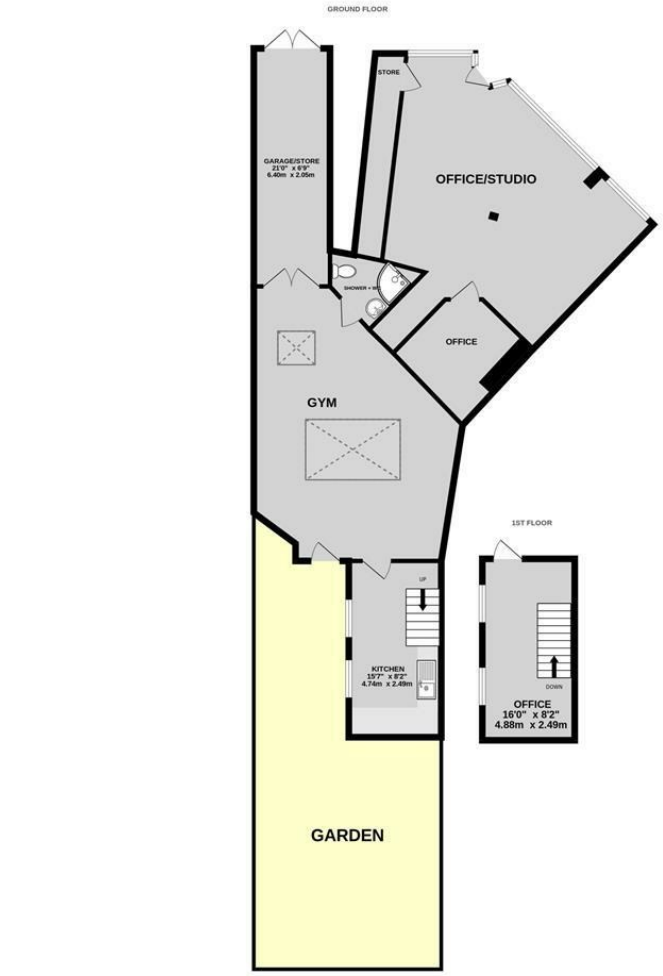








Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



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.
Made with Metropix ©2026



22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN