



# MAGGS & ALLEN

174B CHELTENHAM ROAD  
BRISTOL, BS6 5RE

Asking Price £395,000

- Commercial investment
- Let at £33,500pa
- Freehold
- Popular location



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



174B CHELTENHAM ROAD, MONTPELIER, BRISTOL, BS6 5RE

Asking Price £395,000

## DESCRIPTION

An excellent Investment opportunity comprising 2 ground floor commercial units currently let producing £33,500pa. In addition each of the flats sold off on long leases pays a ground rent of £50pa until 31st January 2052, £75pa until 31st January 2085 and £100pa thereafter.

## LOCATION

The property is situated in a great position on Cheltenham Road, a bustling and vibrant area known for its diverse mix of independent businesses, shops, and eateries. This high-footfall location offers excellent visibility and accessibility, making the commercial units highly desirable to tenants.

## TENURE

The 2 commercial units are held on a long leasehold basis but the sale is to include the freehold of the property. The 4 flats have previously been sold off on long leases.

## LEASE DETAILS

The commercial units are let on the following basis producing £33,500pa. One of the two commercial units is let on a long lease. The lease has expired on the other commercial unit and the tenants are "holding over". In addition each of the 4 flat owners pay a ground rent of £50pa until 31st January 2052, £75pa until 31st January 2085 and £100pa thereafter. Two of the flats have 87 years left on their leases the other two of the flats are held on the residue of 999 year leases.

## UNIT 1 - AID BOX COMMUNITY

Let at £16,000pa. Currently holding over from July 2024, we understand that they do not plan to renew. We would suggest the market rent to align with the adjoining unit at £17,500pa.

## UNIT 2 - PAPA JOHNS

Let at £17,500pa on the remainder of a 15 year lease from October 2013.

## BUSINESS RATES

The rateable value with effect from April 2023 for each unit is as follows:

Unit 1 - £13,250

Unit 2 - £14,000

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 1 - C (valid until March 2032)

Unit 2 - D (valid until March 2032)

## 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.

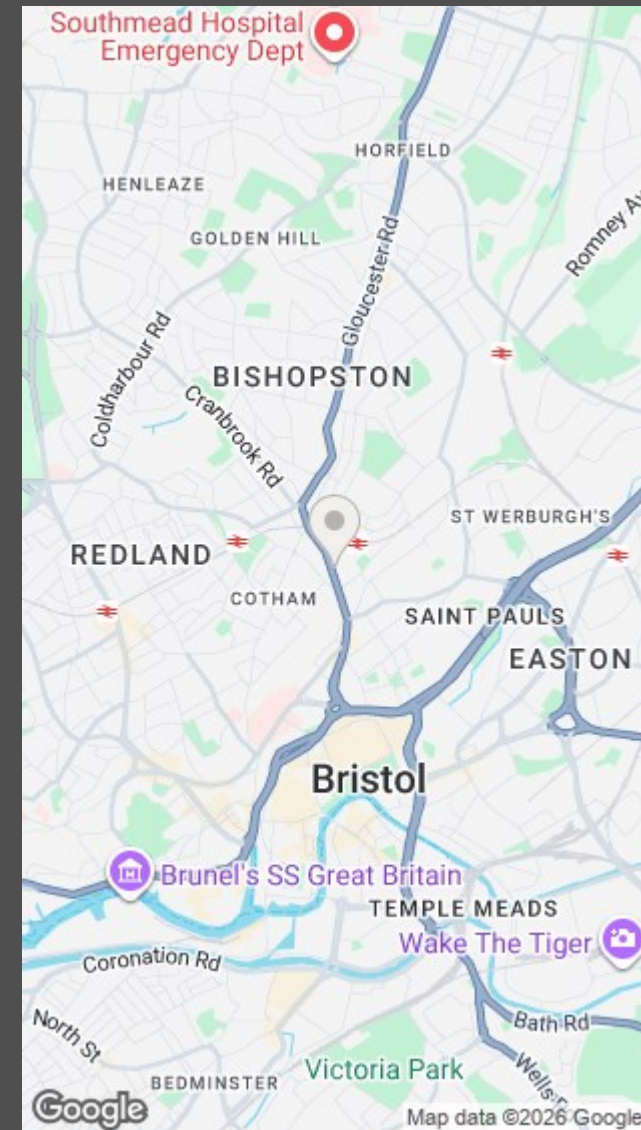
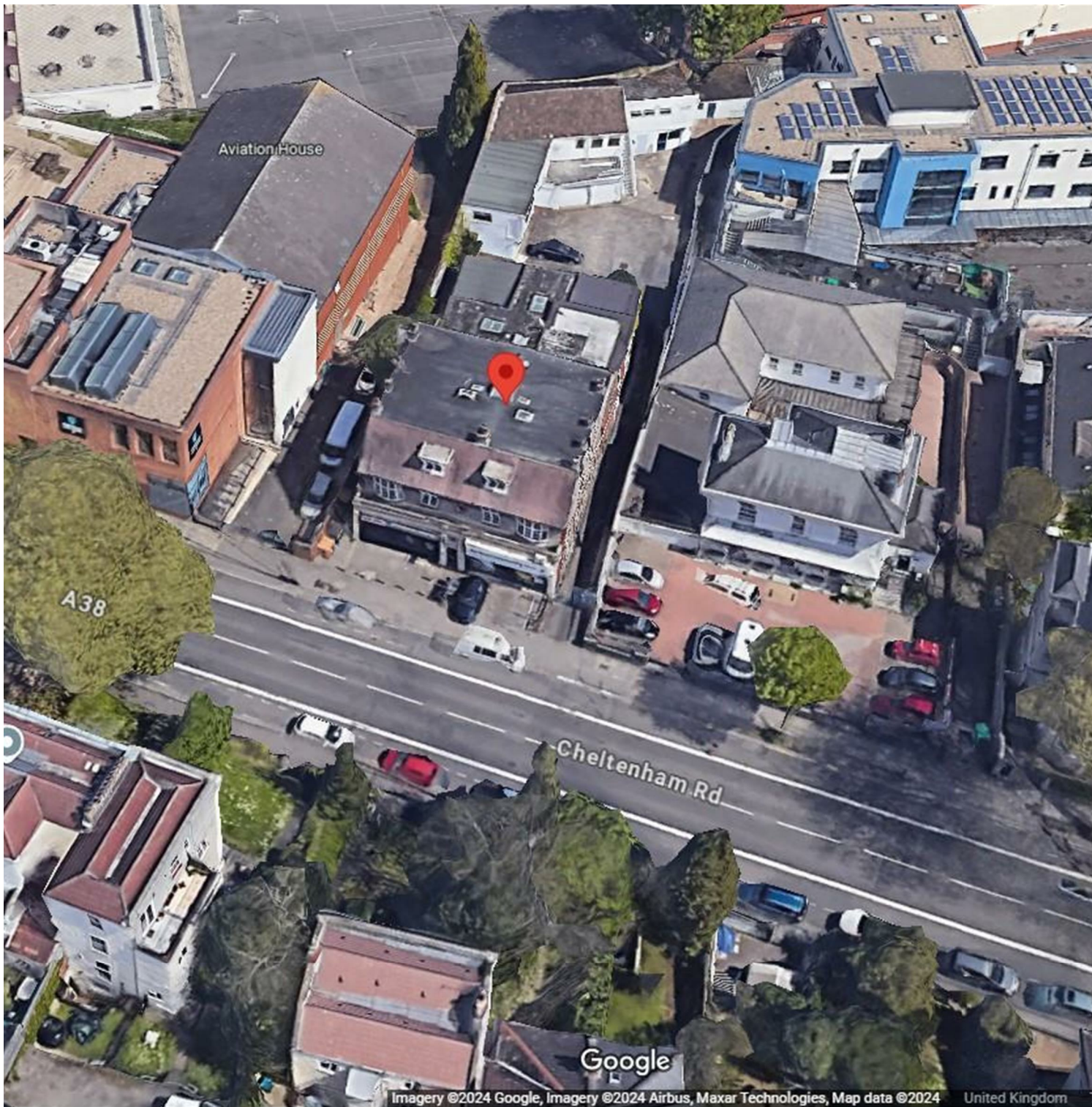
## VIEWINGS

By appointment with Maggs & Allen.

## CONTROL OF ASBESTOS REGULATIONS

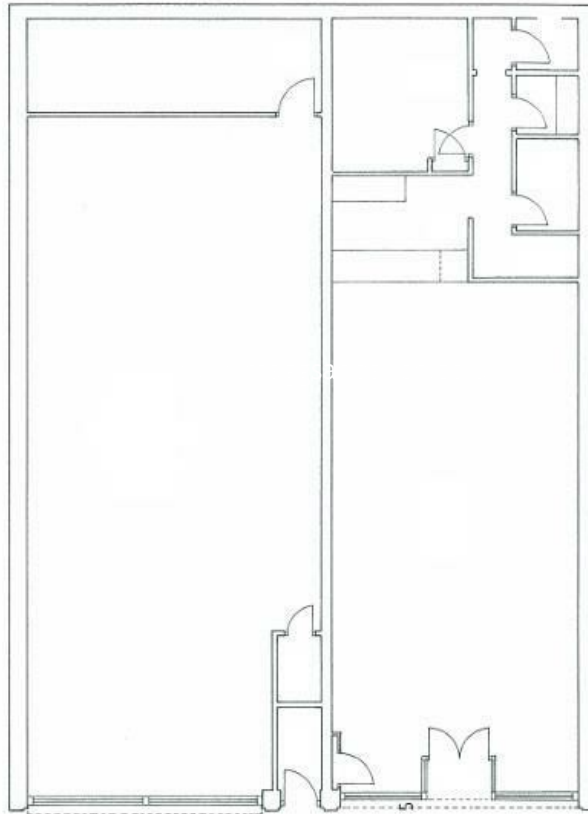
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.





22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

