

MAGGS & ALLEN

44 HIGH STREET
SHIREHAMPTON, BRISTOL, BS11 0DJ



AUCTION GUIDE £325,000

A mixed use investment property arranged as a recently refurbished ground floor cafe/lounge with a 3 bedroom maisonette above. The cafe is let at £16,200pa and the maisonette is offered for sale with vacant possession although we consider the market rent to lie in the region of £1,300-£1,400pcm. In addition, there is a single lock up garage to the rear which is let at £50pcm.

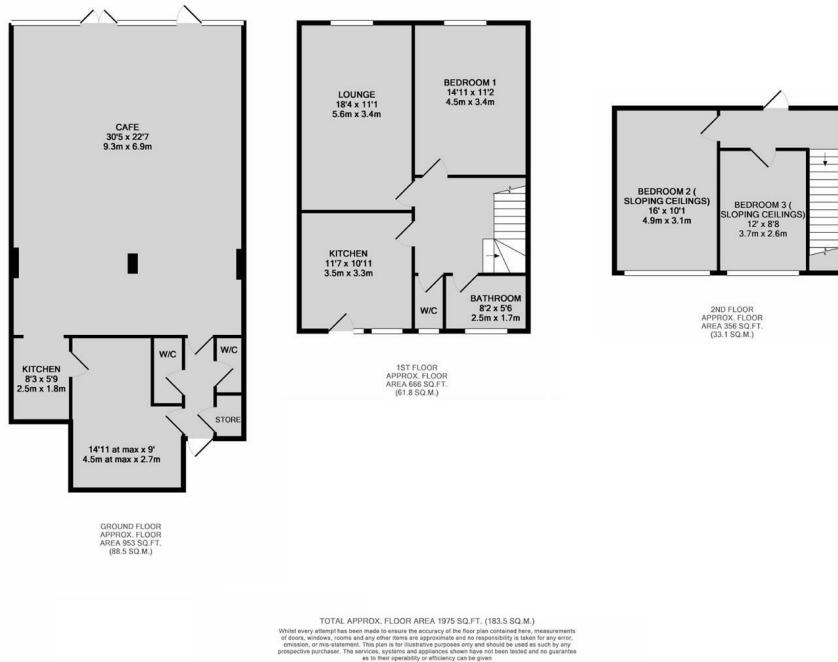
The property therefore offers the potential to produce a total annual rent in the region of £33,000pa.

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44 HIGH STREET, SHIREHAMPTON, BRISTOL, BS11 0DJ



FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 March 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £350,000 - FREEHOLD MIXED-USE INVESTMENT

DESCRIPTION

A mixed-use investment property arranged as a recently refurbished ground floor cafe with a 3-bedroom maisonette above. The cafe is let at £16,200pa and the maisonette is offered for sale with vacant possession although we consider the market rent to lie in the region of £1,300-£1,400pcm. In addition, there is a single lock up garages to the rear which is let at £50pcm.

The property therefore offers the potential to produce a total annual rent in the region of £33,600pa.

LOCATION

The property is situated in a prominent position on Shirehampton High Street in a mixed parade opposite Co-operative supermarket. On-street parking is available immediately in front of the property and excellent transport links are provided to the city centre, A4 and the motorway network.

ACCOMMODATION

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

SHOP

The ground floor is let at £16,200pa on a 21 year term from January 2007, year term with 3 yearly rent reviews.

MAISONETTE

The maisonette is offered for sale with vacant possession although we consider the market rent to lie in the region of £1,300-£1,400pcm.

GARAGE

There is a single lock up garage located to the rear of the shop which is let at £50pcm.

TENURE

The property is for sale on a freehold basis, subject to the ground floor cafe lease and garage tenancy.

COMPLETION

Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

EPC Ratings:

Ground Floor Shop - D (expires June 2029)

Maisonette - E

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@maggssandallen.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@maggssandallen.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.



Maggs & Allen use all reasonable endeavours to supply accurate 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.