

MAGGS & ALLEN

295-297 GLOUCESTER ROAD

HORFIELD, BRISTOL, BS7 8PE

Asking Price £725,000

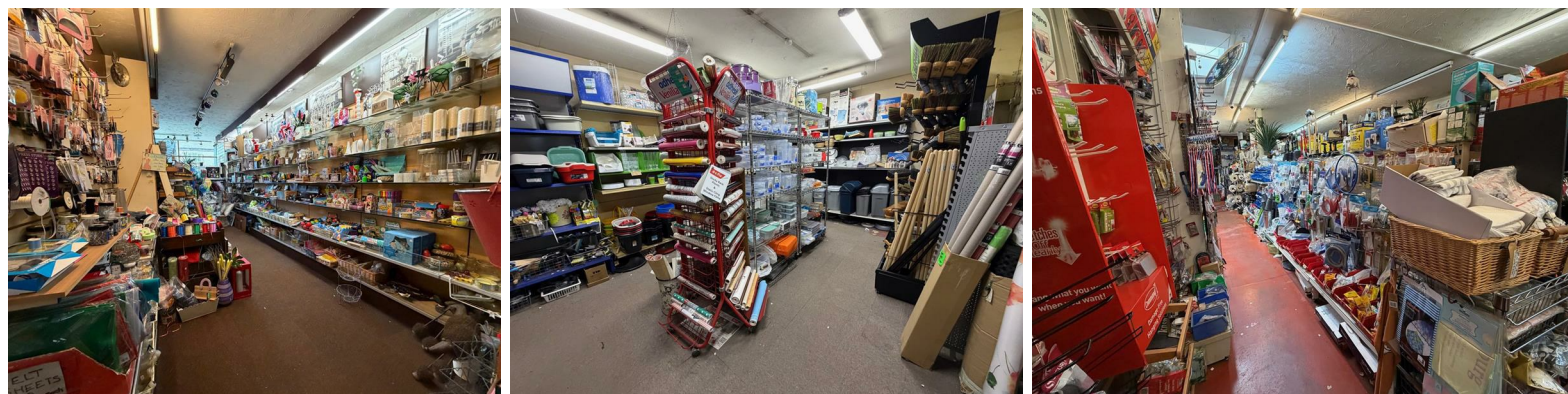
- Substantial mixed use investment
- Large shop & 2 flats
- Scope to increase rent
- Great location



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A substantial mixed-use investment extending to approximately 4,324 sq ft, comprising a large ground floor retail unit with 2 residential flats above.

The property is fully let, currently producing £46,700 per annum. The ground floor commercial tenant is holding over and paying a rent below current market levels.

We believe there is strong potential for rental growth, with scope to achieve circa £70,700 per annum once the retail unit is re-let at market rent.

LOCATION

The property occupies a prime position on Gloucester Road, one of the area's most vibrant retail and leisure destinations, and a location that is highly sought after for both commercial and residential lettings. It is situated adjacent to Boston Tea Party and within close proximity to Sainsbury's Local.

OUTSIDE

Courtyard garden to the rear of the property.

LETTING DETAILS

Shop (holding over) - £11,000pa (market rent circa £35,000pa)

2 bedroom flat - £1,325pcm

3 bedroom flat - £1,650pcm

All parts of the property are let excluding bills and rates.

BUSINESS RATES

The rateable value with effect from 2026 is: £34,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

Shop - C (Valid until 19 April 2036)

2 bed flat - C (valid until May 2034)

3 bed flat - D (valid until April 2034)

FLOOR PLAN

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

VAT

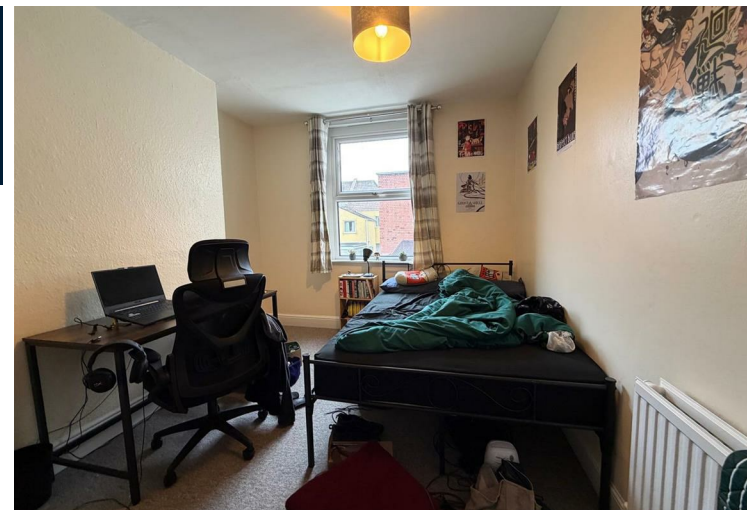
All figures quoted are exclusive of VAT unless otherwise stated.

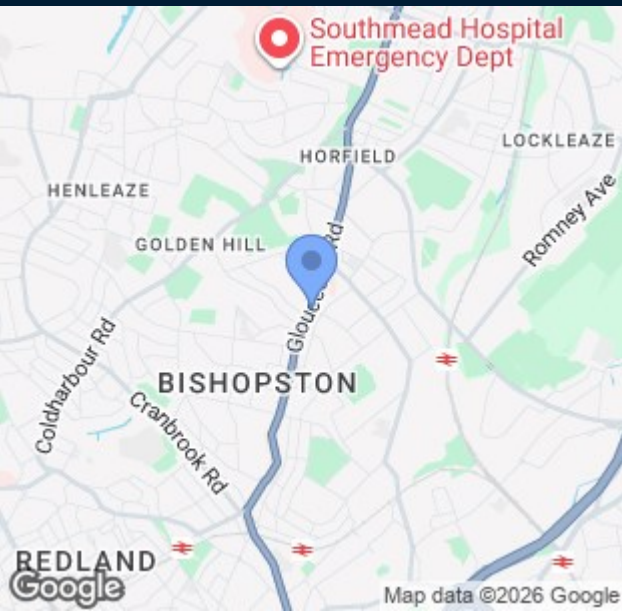
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

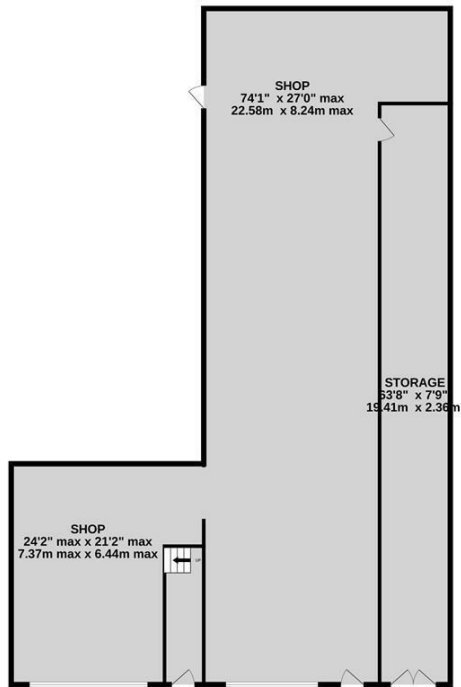
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

GROUND FLOOR
2514 sq.ft. (233.6 sq.m.) approx.



1ST FLOOR
1810 sq.ft. (168.1 sq.m.) approx.



TOTAL FLOOR AREA : 4324 sq.ft. (401.7 sq.m.) approx.

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**