

14 Kinsale Road, Whitchurch, Bristol, BS14 9HB

Guide Price £230,000



- MIXED USE PROPERTY
- FREEHOLD
- VACANT FLAT FOR UPDATING
- TENANTED RETAIL UNIT
- EXCELLENT TRADING POSITION
- FREEHOLD INVESTMENT

Hollis Morgan – A Freehold MIXED USE PROPERTY (1679 Sq Ft) comprising TENANTED RETAIL UNIT and vacant 3 BED FLAT in need of BASIC UPDATING.

14 Kinsale Road, Whitchurch, Bristol, BS14 9HB

Accommodation

THE PROPERTY

ADDRESS | 14 Kinsale Road, Whitchurch, Bristol BS14 9HB

A Freehold mid terraced mixed use property (1679Sq Ft) comprising a ground floor retail unit and self contained 3 bedroom flat arranged over three floors plus a large enclosed rear garden.
Retail Unit - tenanted
Flat - Vacant Possession upon completion.

Tenure - Freehold

Council Tax - B

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

FLAT FOR UPDATING

The large 3 bedroom flat has been let for many years and would now benefit from basic updating but has scope for an excellent investment. Please refer to independent rental appraisal.

COMMERCIAL INVESTMENT

The retail unit has a FRI lease expired 2023 (now holding over) producing £7,200 pa
Please refer to online legal pack.

DEVELOPMENT | HOUSE / HMO

Once the retail unit is vacant there is potential to convert the entire property back into a single dwelling as either a family home or HMO with large enclosed rear garden.

Alternatively the ground floor would make an additional self contained flat. Subject to gaining the necessary consents.

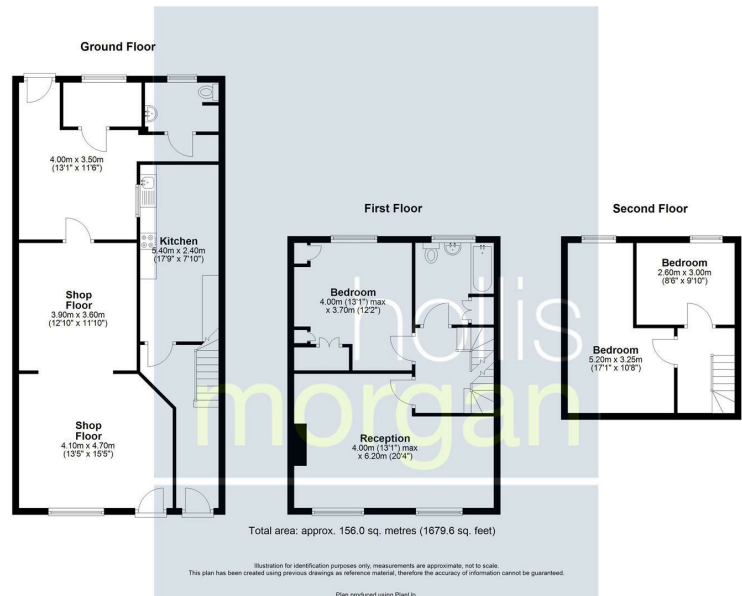
LOCATION

The sought after Whitchurch Village, in the Bath & North East Somerset county, is approximately 4 miles south of Bristol city centre and approximately 10 miles from Bath with its Roman origins and Georgian architecture. Within walking distance there are a number of shops including a post office, a Co-op, hairdressers and barbers, a newly refurbished playground and Whitchurch Primary School. There are multiple options for secondary education including the renowned Chew Valley School. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks from the door step. There is a great cycle route into Bristol via the Whitchurch Way. It is only a short drive to the A4 and South Bristol Link Road, the M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.

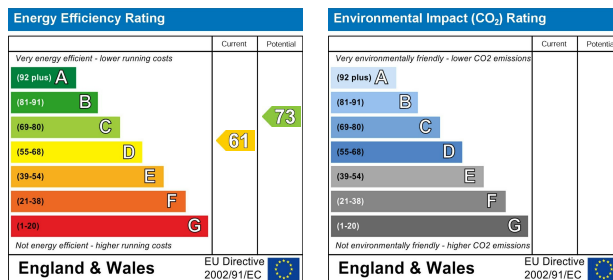
PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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