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Property Consultants

maggs  
+ allen

commercial



6 Birchwood Road, St Annes, Bristol, BS4 4QH

£299,000

\*\*\*MIXED USE WITH POTENTIAL\*\*\*

Opportunity to acquire a mixed use property comprising a ground floor retail unit of approximately 338 sqft with large 3 bedroom maisonette behind and above. In addition there is a forecourt providing off street parking and garden to the rear. As well as an excellent investment opportunity there is potential to convert the property into a number of residential dwellings, subject to consents. Offered for sale Freehold with vacant possession. Early enquires are recommended.



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TOTAL FLOOR AREA: 1933 sq.ft. (178.8 sq.m.) approx.  
Notes: Areas shown on this floor plan are approximate and are for indicative purposes only. Measurements are taken from the internal face of walls. All dimensions are given in feet and inches. Areas are given in square feet and square metres. The floor plan is not to scale. The floor plan is not to be used as a basis for any legal proceedings. The floor plan is not to be used as a basis for any legal proceedings. The floor plan is not to be used as a basis for any legal proceedings.

## DESCRIPTION

Mixed use property arranged as a ground floor retail unit of appropriately 338 sqft with large 3 bedroom maisonette behind and above. Benefits include an enclosed rear garden providing rear access and private forecourt for off street parking. There is potential to create additional rooms in the loft space and convert the property into a number of residential dwellings, subject to consents. Alternately the property would suit an investor or owner occupier.

## LOCATION

Situated within a mixed parade of shops and residential properties on Birchwood Road, St Annes the property is approximately 3.2 miles from Bristol city centre accessed via Bath Road/A4.

## TENURE

Understood to be Freehold, sold with vacant possession.

## ACCOMMODATION

Ground floor shop with forecourt.  
3 bedroom maisonette with rear garden.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £4,250.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

Ratings:  
Shop & Flat: D (Expires September 2030).

## VIEWING

By appointment with Maggs and Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.



**Auction, Commercial & Chartered Surveyors**  
22 Richmond Hill, Clifton  
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**Estate Agents & lettings**  
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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 Regulation 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 angle lens. Any site and floor plans provided are for indicative purposes only and should not be relied upon.