

269 LODGE CAUSEWAY FISHPONDS

BRISTOL
BS16 3RA



FOR SALE/MAY LET
RETAIL SHOP WITH 1 BED FLAT ABOVE

550.57 sq ft
51.15 sq m

HOOTONS
0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

Situated in a prominent position on Lodge Causeway, close to the junction with Fishponds Road (A432), approximately two miles from Bristol City Centre and within close proximity of Junction 2 of the M32 providing access to the M4/M5 motorway network.

DESCRIPTION

The property comprises a ground floor lock up shop with residential accommodation above, consisting of one bedroom, kitchen, bathroom and sitting room. The property benefits from parking at the rear, with potential for an extension.

ACCOMMODATION

The approximate net internal floor areas of the retail shop are as follows:

Ground floor sales: 51.15 sq m (550.57 sq ft)

PROPOSAL

We are ideally looking to sell the freehold interest but consideration will be given to a new full repairing and insuring lease of the shop or the whole premises.

VAT

Value Added Tax is not chargeable on this property.

PRICE

£150,000

BUSINESS RATES

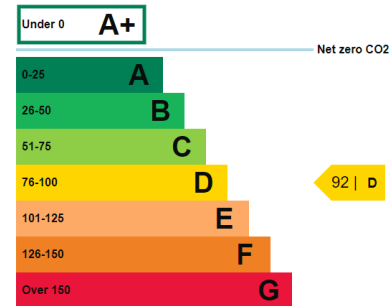
Rateable Value: £7,600

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE



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