

LOT  
25

204a Cheltenham Road, Bristol BS6 5QZ

\*GUIDE PRICE £100,000+



An interesting opportunity to acquire a freehold commercial premises with the graphic potential for upwards extension subject to any requisite consents.

#### DESCRIPTION

An interesting opportunity to acquire a currently single storey commercial property situated in a prime trading location in Cheltenham Road and the popular Bishopston area of the city. The property would lend itself to a variety of uses post refurbishment works and also has the graphic potential, subject to any requisite consents, for upwards extension to maximise the existing footprint and create additional retail space/residential accommodation on an upper floor upon which interested parties must make and rely upon their own planning enquiries of Bristol City Council.

#### LOCATION

Cheltenham Road is situated in the popular Bishopston area of the city, offering a range of local shops, pubs and retail outlets, with excellent public transport links into Bristol city centre and the main A38 road network.

#### ACCOMMODATION

**Ground Floor** Entrance hall, main office, waiting room, covered yard with wc and wash hand basin.

#### EPC

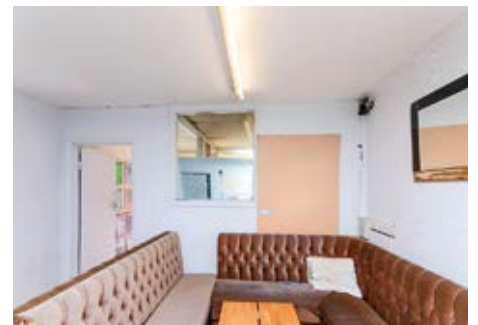
Energy Efficiency Rating – G

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by prior appointment with Taylors Filton 0117 969 5353.



The plan is illustrative only. No blocks cannot be added upon and no liability is taken for any errors.

Floor Plan