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Property Consultants

maggs  
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commercial



**128-130 High Street, Hanham, Bristol, BS15 3EJ**

**£450,000**

Opportunity to purchase an extended former children's nursery of just under 2,100sqft (Net Internal Area) benefiting from a rear car park and courtyard garden. The property is situated on Hanham High Street and would be ideal for continued use as a nursery but also offers potential for redevelopment, subject to obtaining the necessary planning consents. Offered for sale with vacant possession.



# 128-130 High Street, Hanham, Bristol, BS15 3EJ

## DESCRIPTION

Two spacious semi detached properties with additional single storey rear extension and car park, currently arranged as a children's nursery measuring just under 2,100sqft (NIA). The property would suit a residential redevelopment subject to obtaining the necessary planning consents or would be ideal to retain for continued use as a nursery or a similar D1 use (clinics, health services, training centres etc).

## LOCATION

The property is situated on the corner of Creswicke Avenue and High Street in Hanham, within easy reach of the shops and amenities of Hanham High Street.

## OUTSIDE

The property benefits from a spacious car park to the rear with an enclosed courtyard garden to the front.

## PLANNING

The property has traded as a children's nursery for many years and we therefore assume it would suit alternate D1 uses. However, we recommend all interested parties confirm with the planning department.

We understand the property was originally a pair of semi detached houses, later being converted to a doctors surgery and then subsequently to the nursery.

We feel there is potential to convert the property back to two houses or convert to several flats with further potential for development to the rear, all subject to the necessary planning consents.

## LOCAL AUTHORITY

South Gloucestershire Council.

## VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

## FLOOR PLAN

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

## BUSINESS RATES

The draft 2017 Rateable Value is £18,500.

## ENERGY PERFORMANCE CERTIFICATE

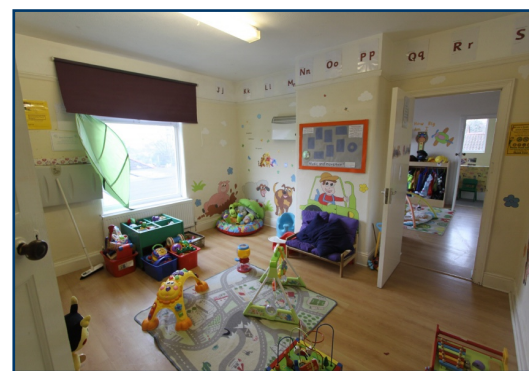
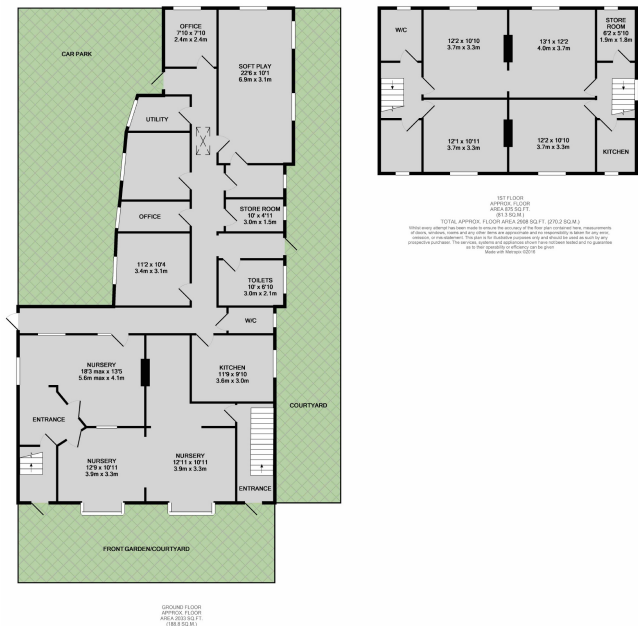
Rating: TBC

## 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  
Bristol, BS8 1BA

## Estate Agents & Lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.