

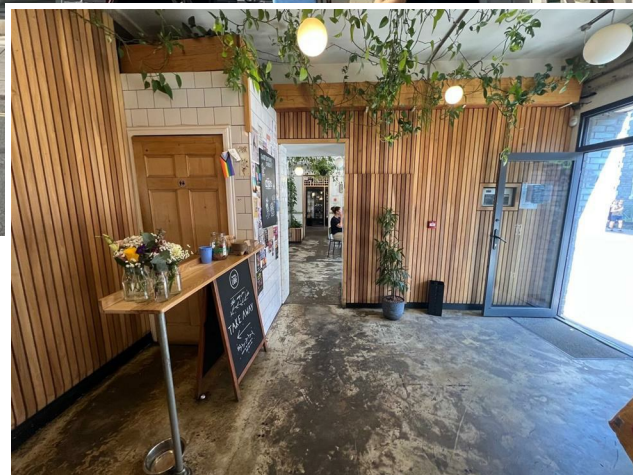
MAGGS & ALLEN

213 CHURCH ROAD
ST GEORGE, BRISTOL, BS5 9HF



ASKING PRICE £185,000

COMMERCIAL INVESTMENT



A modern shop of just under 800 ft² let to Bristol Loaf South on a 25 year lease (to March 2042) at £15,500pa. Bristol Loaf is a popular artisan bakery that has been serving the local community and business since 2017. The shop is well presented with an modern aluminium shop front, toilet facilities and rear kitchen. The unit is located in a busy trading position on the High Street in Redfield.

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DESCRIPTION

A modern shop of just under 800 ft² let to Bristol Loaf South on a 25 year lease (to March 2042) at £15,500pa, subject to 5 yearly rent reviews. Bristol Loaf South is a popular artisan bakery that has been serving the local community and business since 2017. The tenant also occupies the neighbouring premises although that is not included in the sale. The shop is well presented with an modern aluminium shop front, toilet faculties and rear kitchen, and is used as a bakery.

LOCATION

The bakery is situated in a busy and prominent location on Church Road, in the heart of Redfield's bustling high street. Surrounded by a mix of independent retailers, cafés, and local amenities, it benefits from high foot traffic.

LEASE DETAILS

The shop is let at £15,500pa on a 25 year term from March 2017, drafted on an effectively fully repairing and insuring basis. The lease is subject to 5 yearly upward only rent reviews (next due March 2027). Bristol Loaf also occupies the neighbouring unit and has a further bakery in Bedminster.

TENURE

The shop is offered for sale on the residue of a 999 year lease subject to the occupational tenancy,

BUSINESS RATES

The tenant also occupies the neighbouring shop and consequently the business rates have been calculated to include the neighbouring shop.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B. Valid until 6 August 2035.

VAT

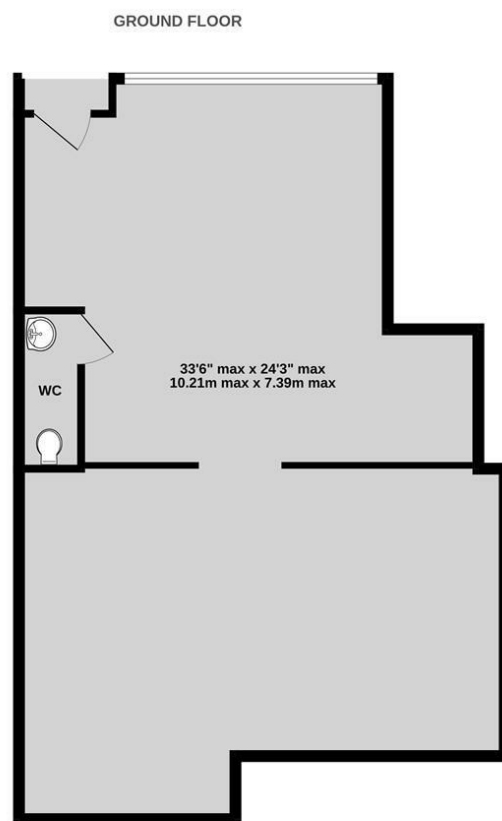
All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

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

VIEWINGS

By appointment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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