

MAGGS & ALLEN

2 WEST STREET
OLD MARKET, BRISTOL, BS2 0BH



ASKING PRICE £167,000

Opportunity to acquire a commercial investment prominently positioned on the corner of West Street in the popular Old Market area.

The property is let to a bar operator (sole trader) at a passing rent of £15,000 per annum on the remainder of a 10 year lease, expiring in October 2028.

The premises comprise a ground floor bar area with adjoining toilet facilities, along with a basement level providing additional storage.

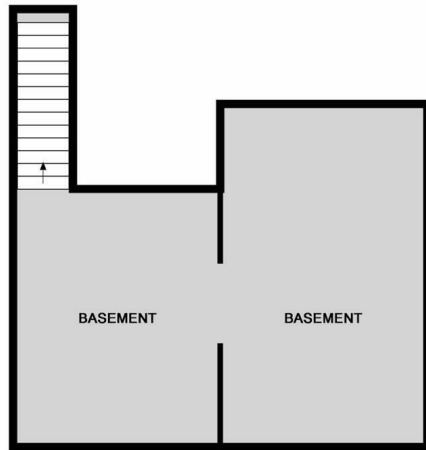
Offered for sale on a new long leasehold basis, subject to the existing occupational lease. This investment offers strong rental income in a thriving and increasingly sought after location.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

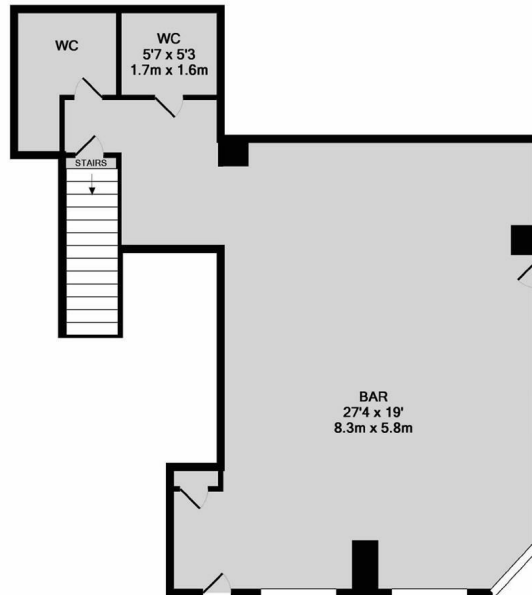
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BASEMENT LEVEL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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GROUND FLOOR

DESCRIPTION

Commercial Investment - We understand the property is let on a 10 year Full Repairing and Insuring lease recovered by way to a service charge from October 2018 to a bar (sole trader) at a passing rent of £15,000pa. Arranged as a ground floor bar area with adjoining toilet facilities. In addition there is a basement providing storage space.

LOCATION

Situated in a corner position on West Street and Midland Road providing easy access to the M32 motorway and within close proximity to the Bristol City Centre, Cabot Circus and Temple Meads Train Station. Old Market Street is home to a variety of independent businesses and with various redevelopment projects underway is becoming an increasingly popular location.

TENURE

To be sold on a new long Leasehold basis.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires June 2029)

BUSINESS RATES

The rateable value with effect from April 2023 is £10,800. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

LEGAL COSTS

Each party to incur their own respective legal fees.

VAT

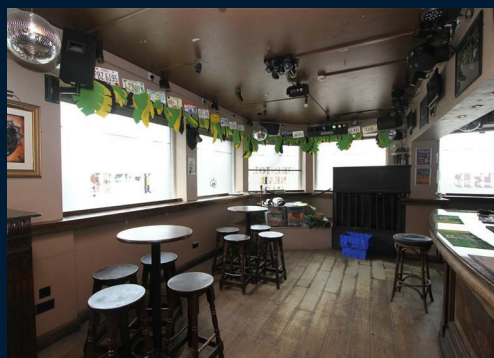
All figures quoted are exclusive of VAT unless otherwise stated.

VIEWING

As an actively trading business viewings are strictly by appointment with Maggs & Allen.

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.



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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.