



# MAGGS & ALLEN

44 HIGH STREET

BRISTOL, BS1 2AZ

**Asking Price: £500,000 +VAT**

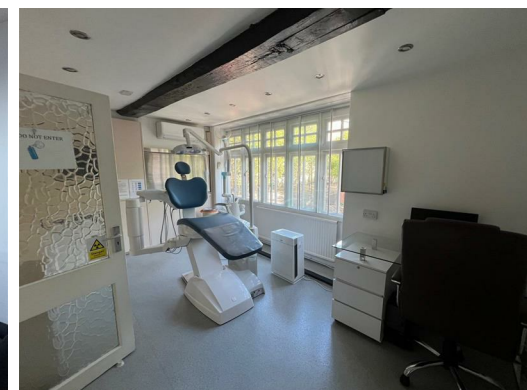
- Freehold Commercial Investment
- Let at £40,000pa to 2031.
- Let to an Established Dental Practice
- Rent Review Due Feb 2026
- Bristol City Centre



Commercial & Investment  
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## DESCRIPTION

An opportunity to purchase a Grade II Listed freehold property located in Bristol city centre. The premises are let to an established Dental Practice at a total rent of £40,000pa +VAT until 2031. The tenant has completed a refurbishment of the ground floor which is presented to a high specification, with further surgeries and offices on the upper floors. The upper floors also offer long term potential for residential conversion.

## LOCATION

The property is located in a prominent position in Bristol City Centre, close to Bristol Bridge and Baldwin Street.

## BUSINESS RATES

Ground Floor - Rateable Value of £17,500.  
Upper Floors - Rateable Value of £15,500  
(with effect from April 2023).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor: E (valid to September 2028)  
First, Second & Third Floors: E (valid to October 2025).

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the property is opted for VAT and therefore VAT will be applied to the purchase price, although we expect the transaction could be treated as a Transfer Of a Going Concern.

## FLOOR PLAN

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

## VIEWINGS

Viewings are strictly by appointment with Maggs & Allen.

## TENURE

The property is offered for sale on a freehold basis, subject to the occupational leases.

## LEASE DETAILS

The ground floor is let to Cinal Limited to December 2031 at £25,000+VAT pa. The lease is drawn on an internal repairing and insuring basis and is subject to 5 yearly upward only rent reviews and a 2 months lease deposit.

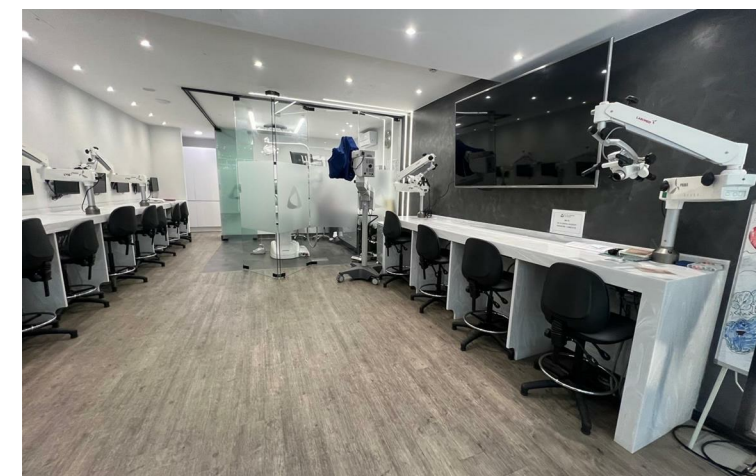
The basement is mostly retained by the landlord for storage but will be offered for sale with vacant possession.

The upper floors are let on a separate lease to Cinal Limited (with a Director's guarantee) on a 15 year lease from February 2016 (to 20th December 2031) at a passing rent of £15,000pa+VAT. the lease is drawn on an effectively fully repairing and insuring basis and is also subject to 5 yearly rent reviews. A rent review is due February 2026.

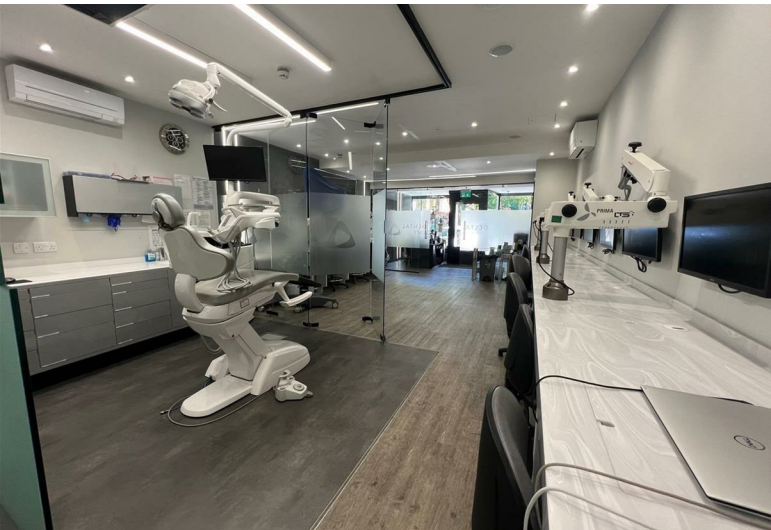
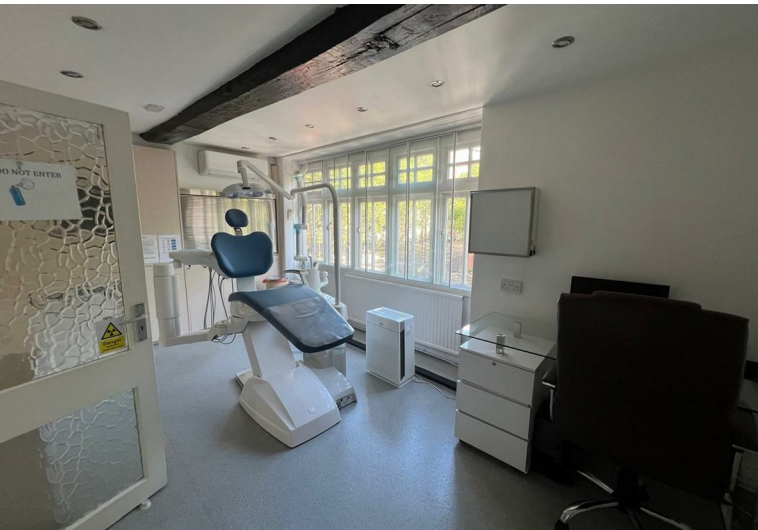
The property is therefore let producing a total rent of £40,000+VAT per annum, although offers potential to increase.

## 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.





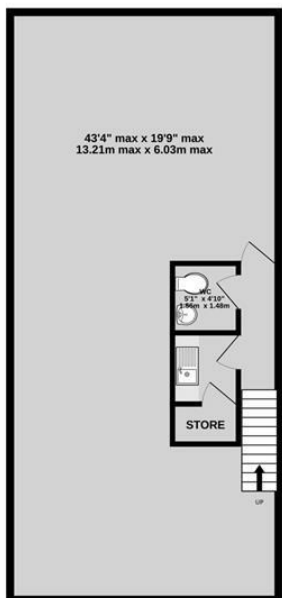


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

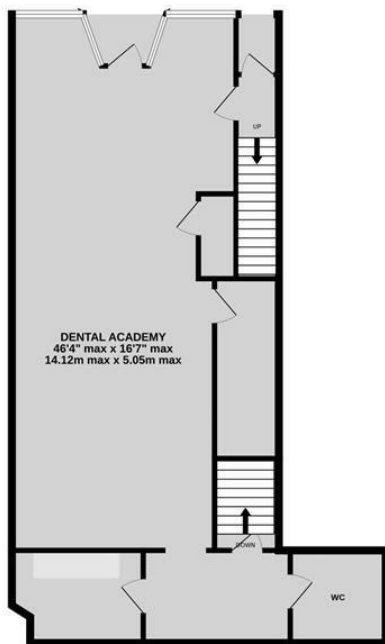




**BASEMENT LEVEL**  
857 sq.ft. (79.7 sq.m.) approx.



**GROUND FLOOR**  
961 sq.ft. (89.3 sq.m.) approx.



**FIRST FLOOR**  
714 sq.ft. (66.3 sq.m.) approx.



**SECOND FLOOR**  
516 sq.ft. (47.9 sq.m.) approx.



**THIRD FLOOR**  
372 sq.ft. (34.6 sq.m.) approx.



**TOTAL FLOOR AREA : 3421 sq.ft. (317.8 sq.m.) approx.**

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 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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