

MAGGS & ALLEN

79 EAST STREET
BEDMINSTER, BS3 4EX



ASKING PRICE £210,000

COMMERCIAL INVESTMENT PROPERTY

A tenanted ground floor takeaway of approx 960 ft² trading as Miss Millies. The shop is let on a 10 year term at a passing rent of £16,640pa. In addition, the freehold includes the ground rent of the flats above, increasing the total rent to £17,390pa. The property is situated in a busy trading position in Bedminster.

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79 EAST STREET, BEDMINSTER, BS3 4EX

DESCRIPTION

A tenanted ground floor takeaway of approx. 960 ft² trading as Miss Millie's. The shop is let on a 10 year term at a passing rent of £16,640pa. In addition, the freehold includes the ground rent of the 3 flats above, increasing the total rent to £17,390pa.

LOCATION

The shop is situated in a prominent corner position on East Street, Bedminster. Bedminster is a popular suburb located south of Bristol City Centre.

LEASE DETAILS

The property is let, trading as Miss Millie's, on a 10 year term from September 2023, subject to a tenant break option in September 2028, on an effectively fully repairing and insuring basis.

TENURE

The freehold is offered for sale, although the 3 flats above have been sold off on long leases, but are subject to a total ground rent of £250pa per flat (and £250pa for 1,000pa. Section 5 Notices will therefore need to be served on the leaseholders before the freehold is sold, or alternatively a sale of a new 999 year lease of the commercial part could be discussed if preferred.

BUSINESS RATES

The rateable value with effect from April 2023 is £11,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

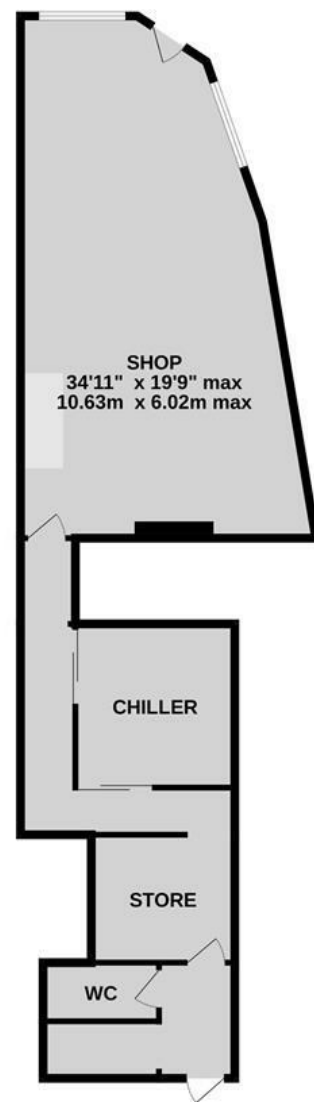
VIEWINGS

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.

GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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