

# MAGGS & ALLEN

2-4 WEST STREET  
OLD MARKET, BRISTOL, BS2 0BH

**Asking Price £450,000**

- Central location
- Bar & 2 flats
- Partially let
- Mixed use investment



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

## DESCRIPTION

Substantial mixed use investment comprising a bar with 2 x 1 bedroom flats.

We understand the bar is let on a 10 year Full Repairing and Insuring lease recovered by way to a service charge from October 2018 to sole trader at a passing rent of £15,000pa.

The flats are currently vacant and we would anticipate a rental income of circa £1,000pcm per flat.

Therefore the property is partially let with potential to produce £39,000pa.

## 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 is home to a variety of independent businesses and with various redevelopment projects underway is becoming an increasingly popular location.

## TENURE

Understood to be Freehold.

## FLOOR PLAN

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

Floor plan for the upper floors to follow in due course.

## ENERGY PERFORMANCE CERTIFICATE

GF rating: E  
Flat 4a rating: C  
Flat 4b rating: C

## BUSINESS RATES

The rateable value for the bar effective from April 2017 as per the VOA website is £4,300.

## LEGAL COSTS

Each party to incur their own respective legal fees.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. Please note VAT is applicable to the bar.

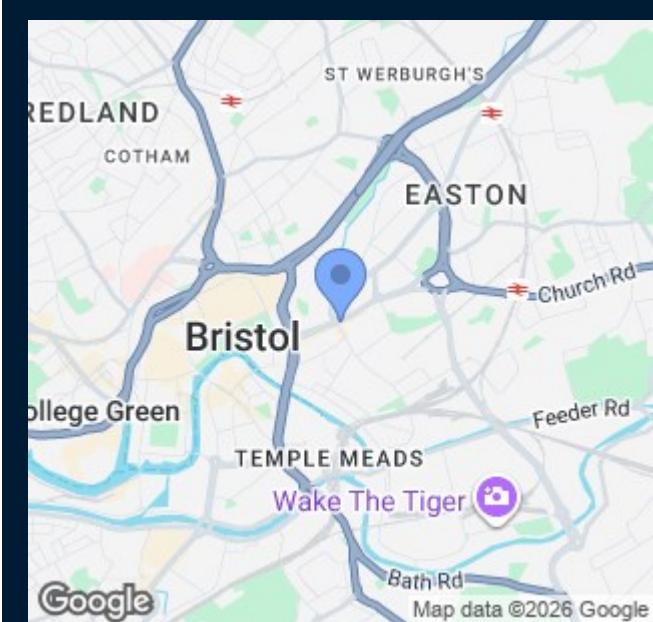
## VIEWING

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

## CONTROL OF ASBESTOS REGULATIONS

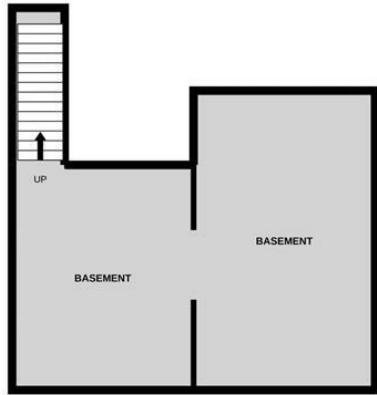
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.



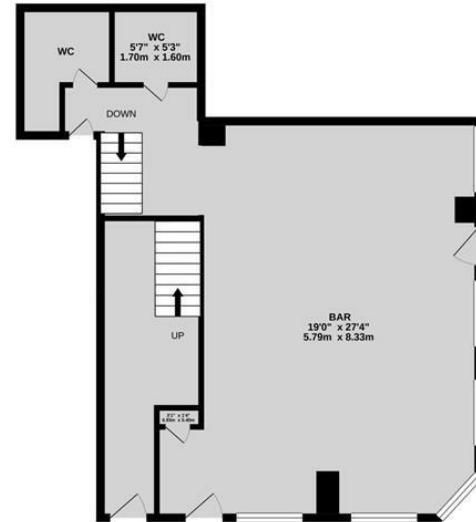


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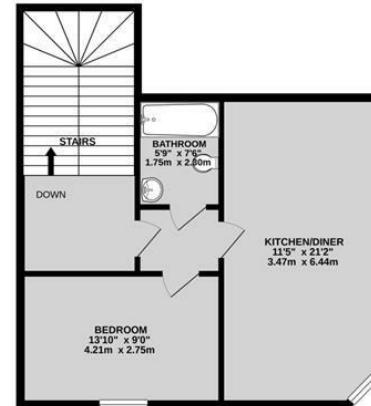
BASEMENT LEVEL  
490 sq.ft. (45.5 sq.m.) approx.



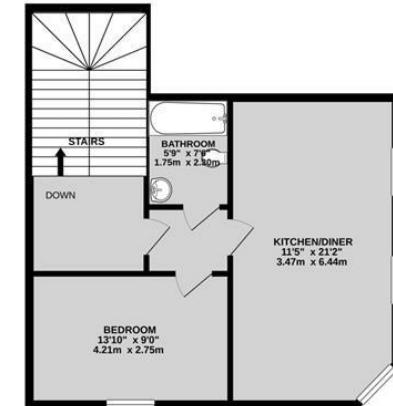
GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2447 sq.ft. (227.3 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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