



64 BEDMINSTER PARADE  
BEDMINSTER BRISTOL, BS3 4HL

Asking Price £210,000

- Freehold Tenanted Shop
- Let at £18,000pa
- New 10 Year Term
- Established Polish Deli/Grocery Store
- Bedminster Parade
- VAT Exempt



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)







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Asking Price £210,000

## DESCRIPTION

An extended ground floor freehold shop of approximately 1,450 ft<sup>2</sup> let to an established Polish Deli/Grocery store. The shop is very well presented internally, with cafe, kitchen, and large retail area. The shop benefits from a roller shutter to the front and air condition.

The lease with the tenant has recently been renewed for a new 10 year effectively fully repairing and insuring basis at £18,000pa.

## LOCATION

The shop is conveniently located within close proximity to East Street, Bedminster providing easy access to the Bristol city centre and Temple Meads train station. Nearby notable occupiers include Asda, McDonalds, Grounded and Dominos.

## LEASE DETAILS

The shop is let at £18,000pa on a 10 year term from 24th May 2024 on an effectively fully repairing and insuring basis. There is a tenant break option on the 30th June 2029 and a rent review in May 2029 with a minimum increase to £20,000pa. The lease is also subject to a Directors Guarantee.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. The internal layout has been revised since the plan was produced.

## BUSINESS RATES

The ratable value with effect from April 2023 is £6,500.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C (Valid till 2034)

## VAT

All figures quoted are exclusive of VAT unless otherwise stated. However, we understand the building is NOT opted for VAT.

## VIEWING

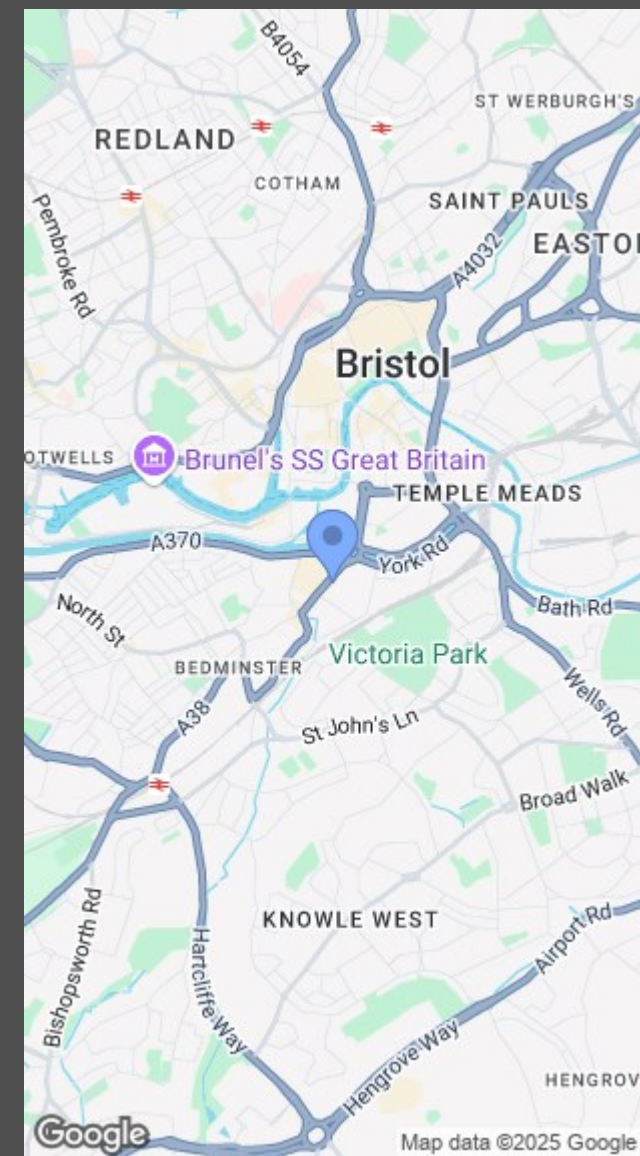
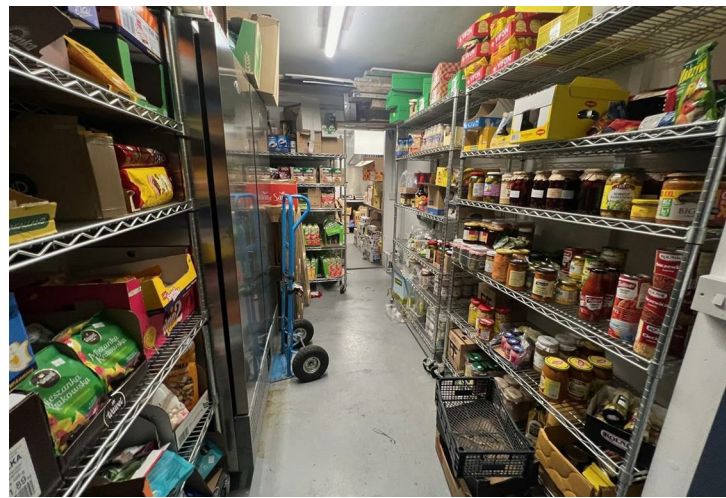
Strictly by appointment with Maggs & Allen.

## 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 the interested parties to make their own enquiries.



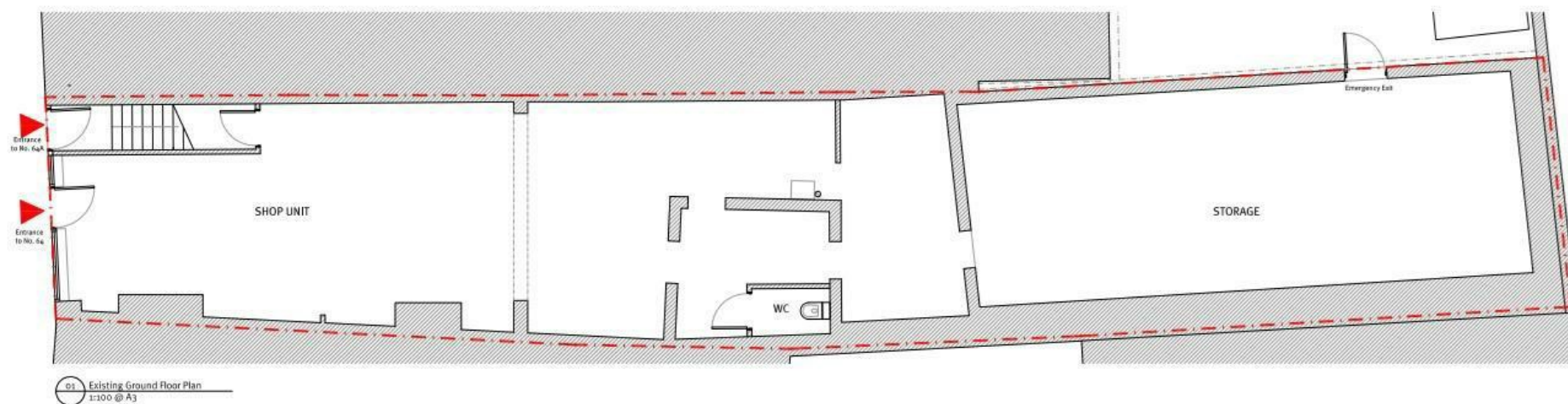




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