

78 NORTH STREET

BEDMINSTER, BS3 1HJ



ASKING PRICE £110,000

A small terraced shop of approx 340 ft² let to an established taxi operator (Club Cars) at £9,000pa (although due to increase to £9,300pa in March 2025). The premises is let on a 6 year effectively fully repairing and insuring term from May 2021, and is subject to fixed annual increases and is excluded from Sections 24-28 of The Landlord & Tenant Act 1954.

The shop is located in a highly desirable trading position in Bedminster and is offered for sale on the residue of a 999 year lease.

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DESCRIPTION

A small terraced shop of approx 340 ft² let to an established taxi operator (Club Cars) at £9,000pa (due to increase to £9,300pa from March 2025). The shop is located in a popular trading position in Bedminster and is offered for sale on the residue of a 999 year lease.

LOCATION

The shop is situated in a busy and polar trading position on North Street. Neighbouring shops are predominantly a mix of local independent retailers

TENURE

The shop is offered for sale on the residue of a 999 year lease.

TENANCY DETAILS

The shop is let to Club Bristol Limited on a 6 year effectively fully repairing and insuring term from May 2021 at a current passing rent of £9,000pa. The lease is subject to a £300 pa fixed annual increases (due in March 2025). We understand the tenant has traded from the site for over 8 years.

The lease is excluded from Sections 24-28 of The Landlord & Tenant Act 1954.

BUSINESS RATES

The Rateable Value with effect from April 2023 is £7,000. 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E valid to September 2025.

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.

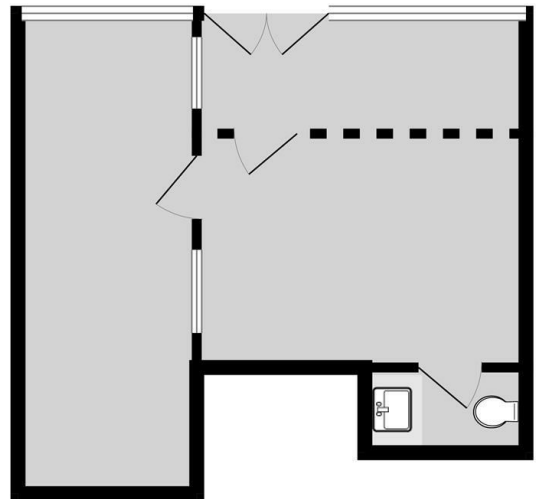
VIEWINGS

Strictly by appointment with Maggs & Allen.

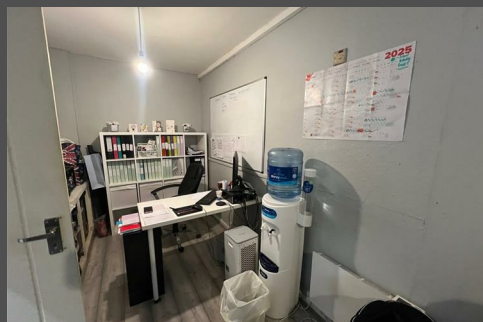
CONTROL OF ASBESTOS REGULATIONS

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
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 337 sq.ft. (31.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metreage 12/2025



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