



12 WEST STREET  
BEDMINSTER, BS3 3LG



## ASKING PRICE £95,000

A tenanted ground floor shop of approximately 300 ft<sup>2</sup> with additional basement storage, located in a prominent position in Bedminster.

The shop is let at £8,930.25 pa on a 15 year effectively fully repairing and insuring term with fixed 5% annual rental increases, and is therefore offered for sale as an investment with the tenant in occupation.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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## DESCRIPTION

A ground floor shop of approximately 300 ft<sup>2</sup> with additional basement storage located in a prominent position in Bedminster. The shop is let at £8,930.25 pa on a 15 year effectively fully repairing and insuring term, and is offered for sale as a tenanted investment property.

## LOCATION

The shop is located on the junction of West Street and Sheene Road, within close proximity of McDonalds.

## TENURE

Offered for sale on the residue of a 999 year lease.

## TENANCY DETAILS

The shop is let on a 15 year effectively fully repairing and insuring term from June 2023 at a current rent of £8,930.25 pa and is subject to fixed 5% annual increases. There is a lease deposit of £4,050 and the tenants benefit from Security of Tenure under The Landlord & Tenant Act 1954.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £3,250. 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: D - valid to March 2028.

## FLOOR PLAN

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

## VAT

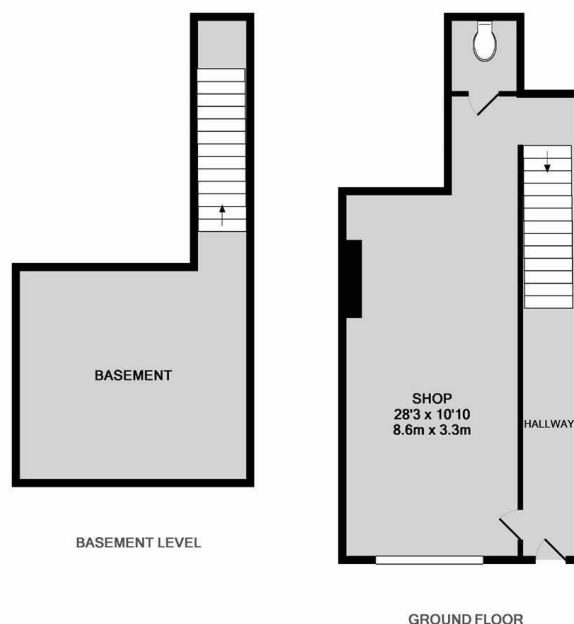
All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

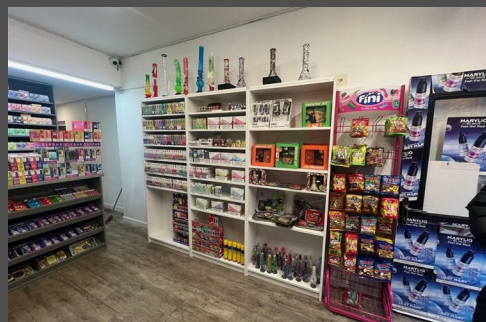
By appointment.

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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