

MAGGS & ALLEN

20 WEST STREET
ST. PHILIPS, BRISTOL, BS2 0BH



ASKING PRICE £72,000

An attractive commercial investment comprising a ground floor unit of approximately 244 sq ft, currently let on a 5 year lease from January 2024 at a passing rent of £6,500 per annum.

Situated on West Street in the heart of Old Market, the property benefits from excellent transport links, with easy access to the M32 motorway and close proximity to Bristol City Centre, Cabot Circus, and Temple Meads Train Station.

Old Market is a vibrant and evolving area, home to a diverse mix of independent businesses and ongoing regeneration projects, making it an increasingly sought-after location.

This property presents an excellent opportunity for a SIPP or SSAS pension investment.

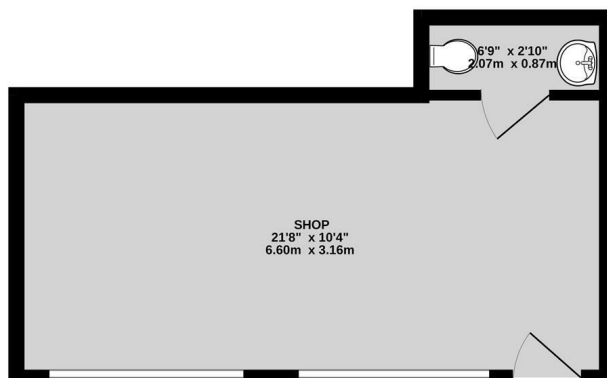
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GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 244 sq.ft. (22.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 quality or efficiency can be given.
Made with Bluebeam (2023)

DESCRIPTION

Ground floor commercial investment of approximately 244 sq ft let at a passing rent of £6,500pa on a new 5 year lease from January 2024. The property comprises an open plan shop space with rear toilet facilities. The property would make an ideal SIPP/SSAS investment.

LOCATION

Situated on West Street, Old Market 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

To be sold on a long leasehold, the lease term is 125 years from 24/06/2002. subject to the occupational commercial lease.

FLOOR PLAN

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

BUSINESS RATES

The rateable value with effect from April 2023 is £7,300. 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 (expires December 2033)

VAT

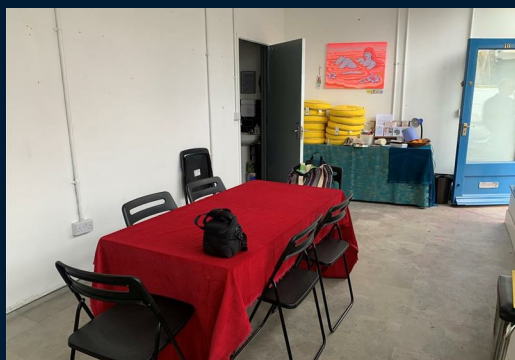
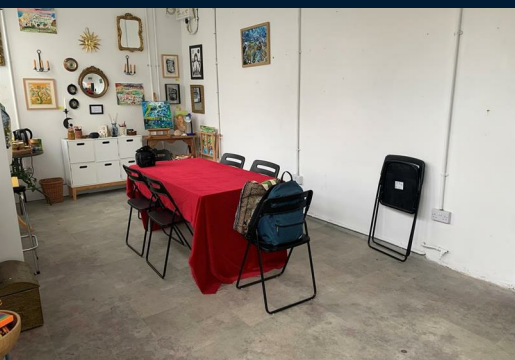
All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

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.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.