

MAGGS & ALLEN

118 WHITELADIES ROAD
BRISTOL, BS8 2RP



ASKING PRICE £300,000

COMMERCIAL INVESTMENT - LET AT £25,000pa

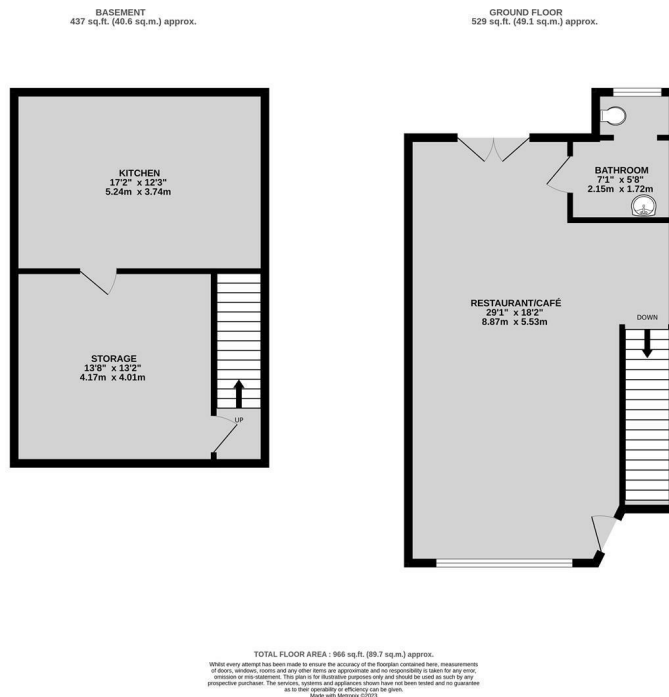
Freehold cafe/restaurant investment of approximately 970 sq ft located in a prime position on Whiteladies Road. The property comprises a ground floor customer serving/dining area with kitchen and storage in the basement and is to be sold with a new 10 year lease in place. This is an ideal opportunity for an investor seeking a high yielding investment in highly desirable location.

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DESCRIPTION

Well presented cafe/restaurant investment let on a new 10 year lease at £25,000pa. The property measures approximately 970 sq ft arranged as ground floor dining area, rear terrace and toilet facilities with kitchen and storage in the basement. To be sold Freehold subject to the occupational lease.

LOCATION

Situated in a highly desirable trading position on Whiteladies Road, opposite Tesco express within a mixed parade of shops and amenities.

TENURE

Understood to be Freehold.

LEASE DETAILS

The property is to be sold let subject to a new 10 year lease at a passing rent of £25,000pa as per the following terms:

6 months deposit

Tenant only break clause, end of year 5. Subject to 6 months written notice

Upwards only to open market rent review, end of year 5

Full repairing and insuring

Lease excluded from sections 24 - 28 of the landlord and tenant act 1954

BUSINESS RATES

The rateable Value with effect from April 2023 is £14,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C (expires October 2033)

FLOOR PLAN

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

VAT

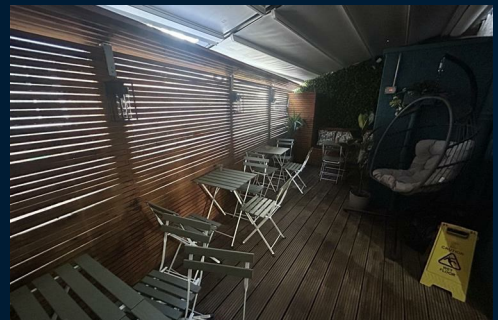
All figures quoted are exclusive of VAT unless otherwise stated. We understand that the property is not VAT registered.

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.