



GROUND FLOOR SHOP
137 EAST STREET
BEDMINSTER, BRISTOL, BS3 4EL



ASKING PRICE £165,000

A ground floor tenanted shop of approximately 880 ft², let at £15,000pa on a recent 5 year effectively fully repairing and insuring term. The tenant is in the process of refitting the unit for use as a printing business.

The shop is located in a busy trading position on East Street, Bedminster, in an area currently undergoing significant redevelopment.

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DESCRIPTION

A ground floor tenanted shop of approximately 880 ft², let at £15,000pa on a recent 5 year effectively fully repairing and insuring term. The tenant is in as a printing business.

LOCATION

The property is situated on the High Street in Bedminster in an area which is currently undergoing significantly redevelopment.

TENURE

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

LEASE DETAILS

The shop is let at £15,000pa on a 5 year effectively fully repairing and insuring 5 year term, with a 3 year tenant only break option and 3 year upward only rent review.

There is also a lease deposit of £3,750 and the lease is excluded from Sections 24-28 of The Landlord and Tenant Act 1954.

BUSINESS RATES

The rateable value with effect April 2023 is £8,300. We therefore expect all businesses eligible for small business rates relief to benefit from 100% rate relief at this time although we recommend all interested parties confirm with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to Jan 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.

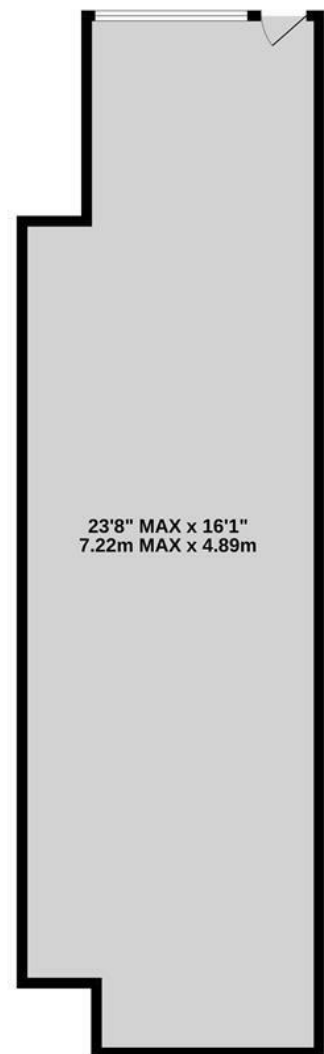
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

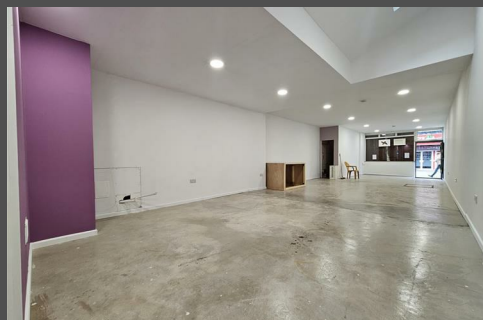
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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