

# MAGGS & ALLEN

111-117 REGENT STREET  
KINGSWOOD, BRISTOL, BS15 8LJ

**Asking Price £600,000**

- Commercial investment
- Fully let at £50,000pa
- Long term redevelopment potential
- Rear yard
- Approximately 8,330 sq ft



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A substantial commercial investment opportunity comprising a large ground floor retail unit with office accommodation arranged across the ground, first and second floors, measuring approximately 8,330 sq ft. To the rear of the property is a yard providing valuable parking and storage facilities.

The property is fully let, generating a rental income of £50,000 per annum, with two established tenants in occupation: Sue Ryder and Barcan and Kirby.

In addition to being an strong investment opportunity, the property offers excellent long term potential, with scope for the residential conversion of the upper floors. Subject to obtaining vacant possession and the necessary planning consents.

## LOCATION

Occupying a prominent position on Regent Street, the property benefits from a highly visible location within the established commercial centre of Kingswood.

## OUTSIDE

Rear yard for parking and storage.

## TENURE

Understood to be freehold.

## LETTING DETAILS

113 - 117 Regent Street (Sue Ryder) - £22,000pa, 10 year lease from 01/10/2020. Full repairing and insuring lease.

111-117 Regent Street (Barcan and Kirby) - £28,000pa, 10 year lease from 25/10/2020, rent review due 25/12/2026. Internal repairing and insuring lease.

The property is fully let and currently generates a total rental income of £50,000 per annum.

## BUSINESS RATES

The rateable value with effect from 2026 for each demise is as follows:

Sue Ryder - £26,750

Barcan and Kirby - £13,250

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC ratings:

Sue Ryder - C

Barcan and Kirby - D

## 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.

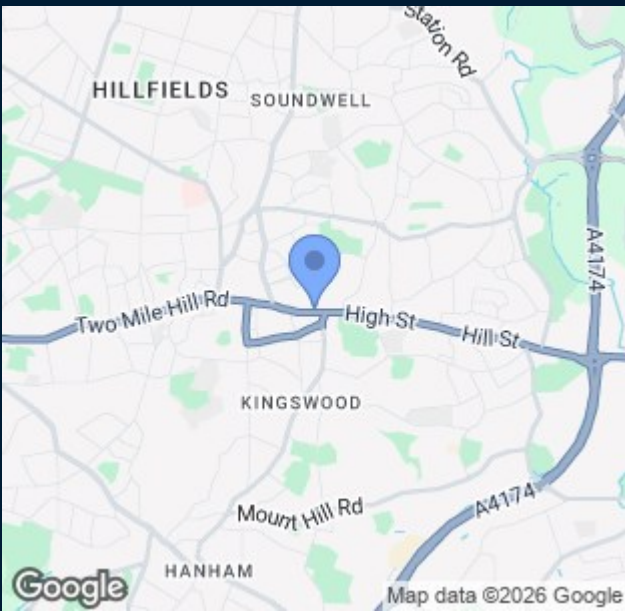
## VIEWINGS

By appointment.

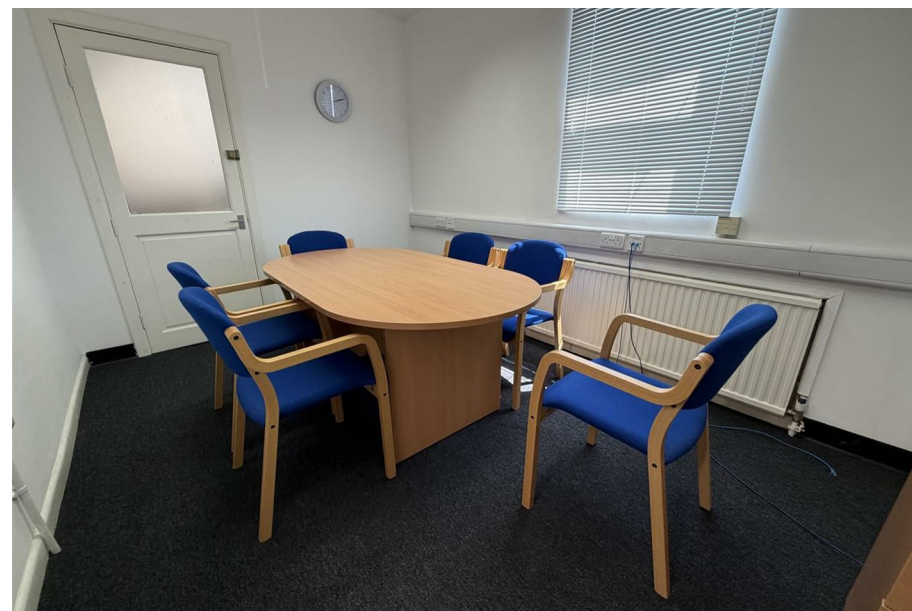
## CONTROL OF ASBESTOS REGULATIONS

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.





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.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

**MAGGS  
& ALLEN**