



MAGGS & ALLEN

152 WHITELADIES ROAD
CLIFTON, BRISTOL, BS8 2XZ

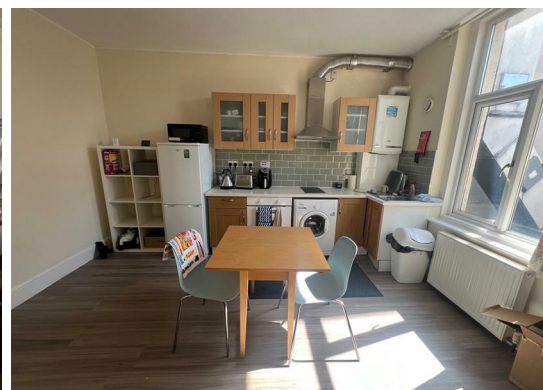
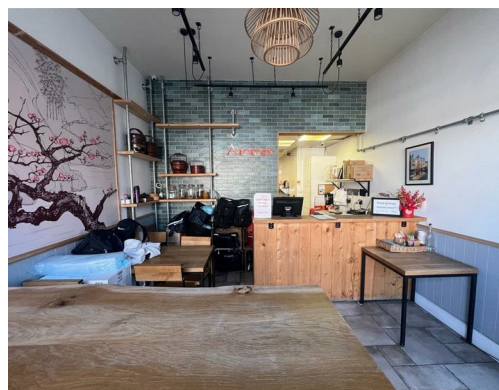
Asking Price £800,000

- Takeaway (with basement storage)
- First Floor 2 Bed Flat
- Second/Third Floor 3 Bed
Maisonette
- Whiteladies Road



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A mixed-use property arranged as a ground floor takeaway (with basement storage), with a first floor self-contained 2 bedroom flat, and further 3 bedroom self-contained HMO. The flats are let producing a gross annual rent of £43,365pa and the takeaway will be offered for sale with vacant possession and could therefore suit an owner occupier. However, once fully let, we would anticipate a total gross rent of circa £67,000pa. The flats are let to students on Assured Shorthold Tenancy agreements and benefit from both gas central heating and upvc double glazing.

LOCATION

The property is situated in a highly prominent trading position towards the top end of Whiteladies Road, Clifton.

ACCOMODATION

The ground floor is arranged as a takeaway with commercial extraction and a large basement providing ancillary storage. The flats are both self contained with gas central heating. Please refer to the floor plan for the layout.

TENURE

Offered for sale on a freehold basis, subject to the occupational tenancies outlined below.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:
Shop: C
First Floor Flat: C
Maisonette: D

TENANCY DETAILS

TAKEAWAY

The takeaway is currently let at £22,000pa and the tenant is holding over.

FIRST FLOOR FLAT

Let at £1,475pcm (£17,700pa) on an Assured Shorthold Tenancy agreement (£17,700pa).

SECOND & THIRD FLOOR MAISONETTE

Let as an HMO at £2,138.75 pcm (£25,665pa) on an Assured Shorthold Tenancy basis (£25,740pa).

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.

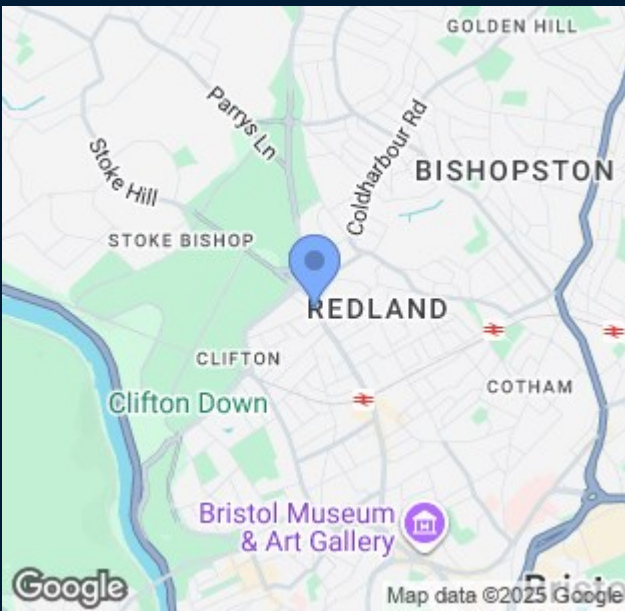
VIEWINGS

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.





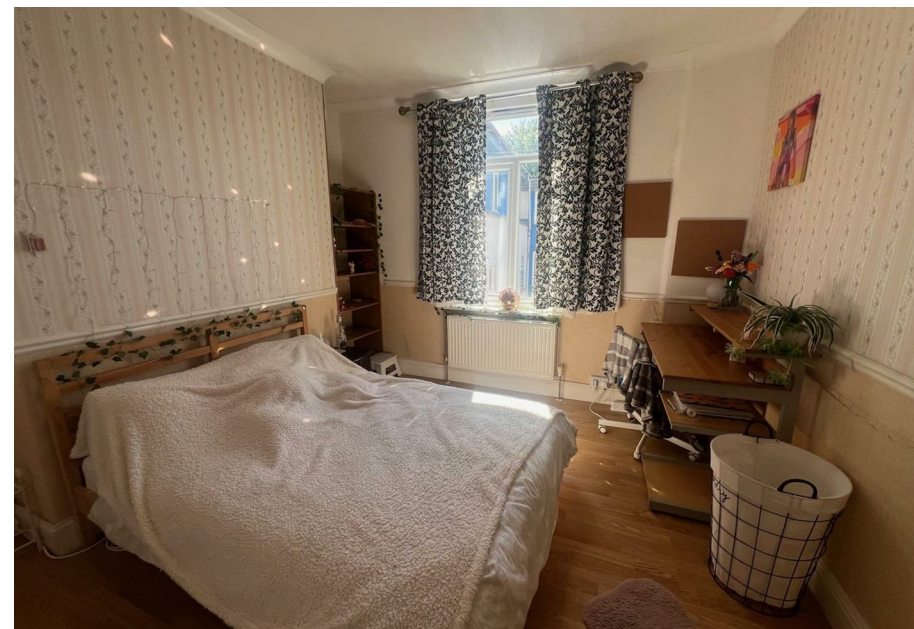
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



TOTAL FLOOR AREA : 2708 sq.ft. (251.6 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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