

Unit 3, Number One Lewins Mead, City Centre, Bristol, BS1

Sold @ Auction £215,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 15th MAY 2024
- VIEWINGS - REFER TO DETAILS
- SOLD @ MAY ONLINE AUCTION
- COMMERCIAL INVESTMENT
- FULLY LET CAFE + PARKING SPACE
- PRODUCING £25K PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION –
COMMERCIAL INVESTMENT comprising FULLY LET CAFE (1336 Sq Ft) producing £25K pa located on the ground floor of this iconic development with PARKING SPACE.

Unit 3, Number One Lewins Mead, City Centre, Bristol, BS1 2NR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ MAY ONLINE AUCTION ***

GUIDE PRICE £200,000 +++
SOLD @ £215,000

ADDRESS | Unit 3 (Ground Floor) Number One Bristol, Lewins Mead, Bristol
BS1 2NR

Lot Number 17

The Live Online Auction is on Wednesday 15th May 2024 @ 17:30
Registration Deadline is on Monday 13th May 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

A leasehold Cafe (1336 Sq Ft) located on the ground floor of this iconic development at Number One Bristol with an allocated parking space.
Sold subject to existing tenancy.

Tenure - Leasehold | Term 999 years (01/02/2016 – 31/01/3015)
Management Fees: Service Charge £879 | Insurance £762.39
EPC - B
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

COMMERCIAL INVESTMENT

The unit is let on a 5 year FRI lease for £25k pa from 24th November 2023 in this central location with an excellent trading position.
Please refer to online legal pack for copy of lease.

LOCATION

Number One Bristol sits at the heart of the City Centre. The BS1 location gives the development the best of both worlds, heritage and unique pockets of Bristol to meander through, modern shopping centres and restaurants close by, whilst also being just ¼ mile from the M32 linking to the M4 and M5 for both business and more rural countryside pursuits.

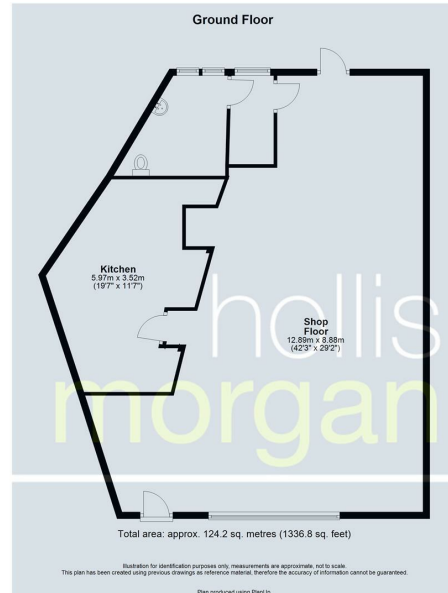
SOLICITORS

Neville Catton
Carbon Law Partners
t: 0330 460 9635
Neville.Catton@carbonlawpartners.com
<https://carbonlawpartners.com/>

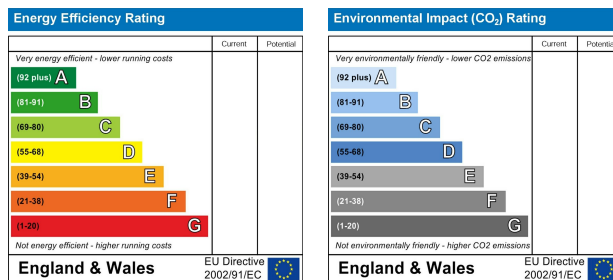
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

**hollis
morgan**

Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.