

FANTASTIC RETAIL INVESTMENT OPPORTUNITY IN SOUTHVILLE

Ground Floor, 204 North Street, Bedminster, Bristol, BS3 1JF



- For sale fully let retail investment
- Excellent location on North Street, Southville
- Upper parts comprise residential accommodation under separate ownership
- Approximate net internal of shop 695 sq ft

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
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LOCATION

The property is located on North Street which is a popular and vibrant high street in Southville, Bristol. Southville is a popular area located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. The residential area of Southville accommodates young professionals, families and students and is an increasingly affluent area.

North Street benefits from an excellent mix of occupiers including several popular restaurants, several successful bars and a wide range of local and national retailers which trade very well given the high levels of footfall. North Street also benefits from Ashton Gate Stadium being a short walk from the property.

DESCRIPTION

The property comprises a ground floor retail unit fronting onto North Street in Southville. The property has a glazed frontage and internally, the property has a large sales area with a rear WC and storeroom and has recently been fitted out to a high standard by the existing tenant.

ACCOMMODATION

The property has the following Net Internal Area: -
Total 695 sq ft (64.58 sq m)

TENANCY

The property is let by way of a new effectively full repairing and insuring lease drawn on the following terms: -

Tenant: Barber shop and fashion business.
Lease commencement: January 2022.
Term: A new effectively full repairing and insuring lease drawn for a term of 10 years.
Break Option: Tenant break option at the end of year 5.
Rent: £15,000 pax (Y1-2) £16,000 pax (Y3-4) £17,000 pax (Y5).
Rent Review: Open market rent review at the end of year 5.
1954 Act: The lease is contracted out of the Landlord & Tenant Act (Part II).
Service Charge: There is to be a fixed service charge of £1,000 per annum.

PRICE

The long leasehold interest is offered for sale at £225,000 exclusive of VAT.

VAT

All prices and rents are quoted exclusive of VAT if applicable.

EPC

The property has an Energy Performance rating C (58).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS
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SUBJECT TO CONTRACT

June 2022

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