

FULLY LET MIXED USE INVESTMENT

22 Park Row, Bristol, BS1 5LJ



- A mixed use investment to include ground floor retail unit and self contained 4 bedroom maisonette with HMO licence
- Fully let and currently producing £31,800 per annum with fantastic reversionary income potential
- Extremely popular retail and residential location on Park Row
- Quoting price £550,000



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located on the popular and well established retail and residential location of Park in the heart of Bristol. The property is within easy walking distance of Bristol City Centre, extremely close to Bristo university, the Bristol Royal Infirmary and The Bristol Children's Hospital. It has great transport links to the rest of the city via either the bus network or train network. Park Row is a very popular and busy location for retailers, restaurateurs and residential tenants. The area benefits from a large amount of passing footfall and vehicle traffic.

DESCRIPTION

The property is a Grade II listed building fronting onto Park Row in Clifton, Bristol and is the middle part of a building constructed in the mid-19th Century built in the 'Arts and Craft' style. The ground floor of the property is currently used as a hairdressing salon with the upper parts having been converted into a four bedroom maisonette with large communal kitchen and sitting room area, four large double bedrooms and a shared bathroom.

The residential element of the property is accessed by way of a separate pedestrian access in the front elevation of the property that leads to an alleyway providing access to the rear of the building and a steel staircase to the residential accommodation access door at first floor level.

ACCOMMODATION

The accommodation comprises the following approximate areas:-

Ground Floor Retail Unit:	37.58 sq m	(405 sq ft)
Residential Maisonette		
First Floor Kitchen, Lounge, Bedroom	45.37 sq m	(487sq ft)
Second Floor 3 Bedrooms and Bathroom	40.18 sq m	(433 sq ft)
Total:	123.13 sq m	(1,325 sq ft)

QUOTING TERMS

The freehold of the property is being offered at a guide price of £550,000.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of C (53).

TENANCIES

The ground floor is currently let on the following terms:

Floor	Tenant	Passing Rent	Lease terms	Landlord & Tenant Act 1954
Ground	The Babba Salon	£10,200	6 years from July 2022 Internal repairing insuring only Rent reviews every 3 rd anniversary of the term commencement.	Inside the Act

The HMO is let for 12 months from 1st July 2022 until 30th June 2023 at a rent of £21600 per annum. It has recently been relet for 2023/2024 at £25,200 per annum.

The total gross rent receivable for the property is currently £31,800 per annum, stepping to £35,400 in July 2023.

We believe it might be possible to increase the rent receivable through refurbishment of the residential element of the property and the rent review of the commercial element of the property.

Copies of the existing leases and licenses can be made available upon request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

