

VIRTUAL FREEHOLD INVESTMENT FOR SALE

743 Fishponds Road, Bristol, BS16 3UP



- 999 year long leasehold fully let investment
- Ground floor lock up shop situated on excellent pitch on Fishponds Road
- Let to William Hill at a passing rent of £22,000 pa
- Approximately 1,011 sq ft (93.92 sq m)
- Quoting Price £250,000 exclusive



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

Fishponds is a substantial suburb of Bristol located approximately 3 miles North East of the city centre. Fishponds Road (A432) is an important road linking the city centre and M32 with the residential areas of Staple Hill and Downend and the towns of Yate and Chipping Sodbury.

The property occupies a prime location close to the junction with Guinea Lane and is adjacent to Greggs, Grounded Café, Fed, Scrivens Opticians and close to Timpsons, Porto Lounge and Nat West.

DESCRIPTION

The property comprises a single ground floor lock up shop forming part of a parade of shops of brick built construction with stone clad front elevations, pitch tiled roofs to the front and flat felt roofs to the rear extensions. The premises have the benefit of access from the rear service road off Guinea Lane.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate floor areas:-

Sales Area:	942 sq ft	(87.51 sq m)
Rear Stores:	69 sq ft	(6.41 sq m)
Total	1,011 sq ft	(93.92 sq m)

TENURE

The property is being sold on a 999 year ground lease at a peppercorn.

PRICE

£250,000 for the benefit of the long leasehold interest of the property .

VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be the subject of a TOGC.

EPC

An EPC has been commissioned for the property and can be made available upon request.

TENANCY

The shop is leased to William Hill Organization Limited on effectively Full Repairing and Insuring terms for 20 years from 16th March 2009 subject to 5 yearly upward only rent reviews at a passing rent of £22,000 per annum exclusive. The lease contains a Tenant only break clause at the expiry of the 10th year of the term operable upon a minimum of 6 months written notice.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

