

# FREEHOLD MIXED USE INVESTMENT FOR SALE

Trymwood Parade, Stoke Bishop, Shirehampton Rd, Bristol BS9 2DP



- Fully let mixed use investment with convenience store, office and 2 bed residential apartment with large yard.
- Tesco Express as anchor tenant with approx. 10 years unexpired term.
- Total passing rent of £82,105.71 pa
- Quoting Price £1,225,000 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.

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## LOCATION

Trymwood Parade fronts onto Shirehampton Road, a busy thoroughfare located in Stoke Bishop, within a cluster of retailers which forms part of the long established neighbourhood retail area, serving the densely populated and affluent surrounding residential area. There are excellent road links to the city centre and the M4/M5 motorway interchange.

## DESCRIPTION

The property is part of a terrace of mixed use units and comprises a ground floor retail element which has recently been extended at the rear to provide additional retail accommodation and a separate self contained office at first floor level. There is a 2 bedroom, 2 bathroom residential flat at first floor level to the front of the building.

Externally there is a large rear yard, providing parking, and landscaped areas to the front and side of the property, which could provide further development potential.

## ACCOMMODATION

The property has the following approximate floor areas:-

Tesco Express:	3,304 sq ft	( 306.95 sq m)
Office:	585 sq ft	( 54.35 sq m)
Residential Flat	708 sq ft	(65.78 sq m)
<b>Total</b>	<b>4,597 sq ft</b>	<b>( 427.08 sq m)</b>

## TENURE

The freehold of the property is being sold.

## TRANSFER OF A GOING CONCERN

The property will be sold by way of a TOGC of the holding company which the property sits in, this is the sole asset of the company. More details can be made available on request.

## PRICE

£1,225,000 exclusive.

## 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 SCHEDULE

Unit	Size sq ft	Rent pa	Lease length	Rent review	Lease Expiry
Tesco Express	3304	£55,705.71	20 years from 15/04/2014	Every 5 years, linked to CPI	2034
Office	585	£12,000	5 year from 2/3/2023 with tenant break option in 2026	3 <sup>rd</sup> year	2028
Residential Apartment	708	£14,400	1 year AST	N/A	2025
<b>Total</b>		<b>£82,105.71</b>			

## 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

September 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.

