

LOCK-UP GARAGES FOR SALE

10 Garages off Pitt Road, Bishopston, Bristol, BS7 8TY



- 10 lock-up garages plus a small piece of land
- Potential to significantly increase the rental income
- Affluent residential location in Bishopston, Bristol
- Potential for alternative uses on the site (STP)
- Freehold for sale at £175,000



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.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is very well located just off the Gloucester Road in Bishopston with access off Pitt Road. The

DESCRIPTION

The property comprises 10 lock up garages and a small piece of land. There is a right of access over the lane off Pitt Road.

TENURE

The freehold interest in the site is to be sold with vacant possession.

TENANCIES

The garages are currently let at very low historical rents as follows:

Garage No	Rent £pax
Garage 1	£420
Garage 2	£420
Garage 3	£480
Garage 4	£600
Garage 5	£600
Garage 6	£480
Garage 7	£480
Garage 8	£480
Garage 9	£480
Garage 10	£540
Land	£300
Total	£5,280

NB: We understand that the tenancies in place are all drawn on short term licences and that no tenants have protection under the LTA 1954

RENT

The guide price is £175,000

PLANNING

Interested parties are advised to make their own enquiries in relation to planning.



VAT

We understand that the property is not elected for VAT.

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
Tel: 0117 934 9977
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SUBJECT TO CONTRACT

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