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Property Consultants

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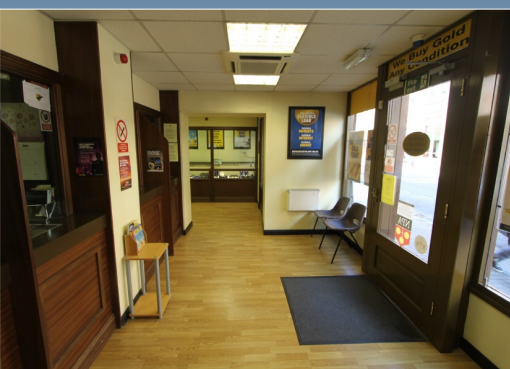
commercial



13-17 East Street, Bedminster, Bristol, BS3 4HH

£275,000

Triple fronted retail investment situated on East Street, Bedminster within easy reach of Bristol City Centre. The property is let to one established tenant on a 15 year lease from 2005 at £17,500pa subject to 5 yearly reviews. Ideal investment opportunity.



13-17 East Street, Bedminster, Bristol, BS3 4HH

DESCRIPTION

Well presented triple fronted commercial investment let to an established tenant producing £17,500pa subject to review.

LOCATION

The property fronts East Street which is a continuation of Bedminster Parade, just off Coronation Road.

LEASE DETAILS

Let for a term of 15 years from 2005 to 'Speedloan Finance Limited' subject to 5 yearly rent reviews at a current passing rent of £17,500pa on an effectively Internal Repairing and Insuring basis.

COVENANT STRENGTH

For the year ended 31 March 2016 Speedloan Finance Limited reported a gross profit of £23m and a balance of £1,303,357.

TENURE

Offered for sale on a new 999 year lease.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

FLOOR PLAN

The floor plan is provided for indicative purposes and is not to be relied on.

VAT

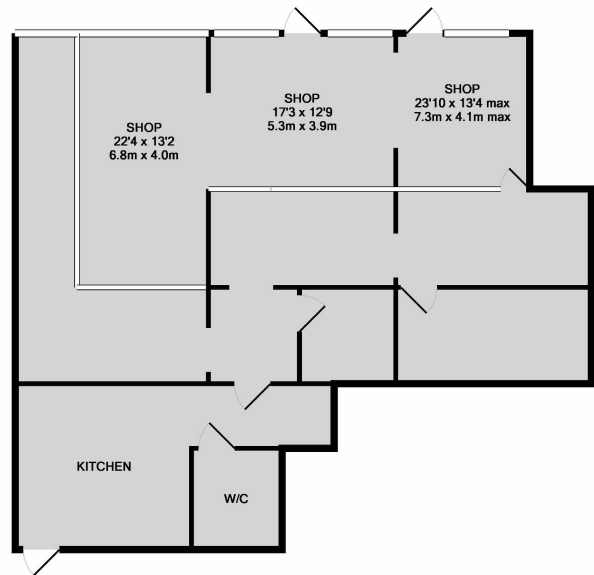
All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by appointment with Maggs & Allen.

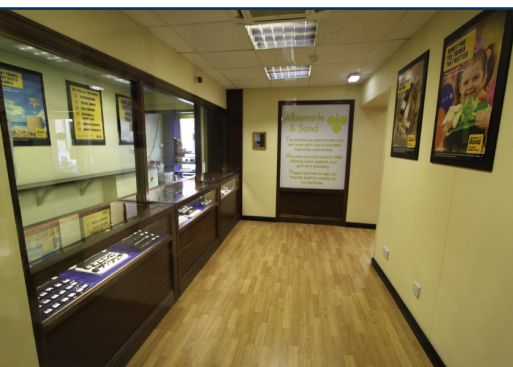
CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

