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Property Consultants

maggs
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commercial



90-92 Wick Road, Brislington, Bristol, BS4 4HF

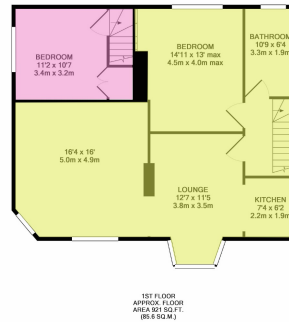
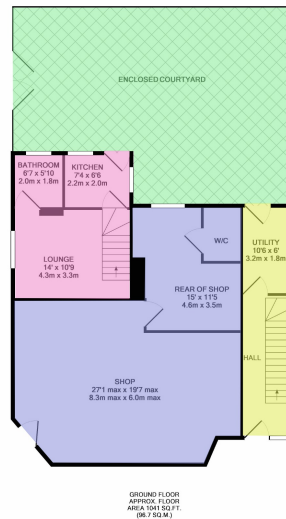
£350,000

A substantial end of terrace mixed use investment property arranged as a ground floor shop, a large first floor 2 bedroom flat and a rear 1 bedroom maisonette. In addition the property benefits from a large and enclosed courtyard to the rear. The property is fully let producing £23,400 per annum.

Planning consent was granted in 2007 which has subsequently lapsed, for the extension and conversion to facilitate 5 flats and a ground floor shop.



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TOTAL APPROX. FLOOR AREA 1962 SQ.FT. (182.2 SQ.M.)

DESCRIPTION

A well presented mixed use investment comprising a ground floor shop of approximately 700sqft, a large two bedroom first floor flat and a further one bedroom maisonette to the rear. The property is fully let producing £23,400 per annum. Planning consent has previously been granted for the extension and conversion to facilitate 5 flats and a ground floor shop although we understand this included an additional parcel of land to the side.

LOCATION

Situated within close proximity of the shops and amenities of Sandy Park Road, on the corner of Wick Road and Rossall Road, Brislington.

TENURE

Offered for sale freehold, subject to the occupational tenancies.

TENANCY INFORMATION

SHOP

Shop - Let on a 15 year effectively Internal Repairing basis at £750 pcm.

REAR MAISONETTE

Let on an Assured Shorthold Tenancy basis at £525 pcm.

FIRST FLOOR FLAT

Let on an Assured Shorthold Tenancy basis at £675 pcm.

PLANNING

Reference No. 07/00364/F
Decision Issued Date: 25th May 2007.
Decision: Granted

DESCRIPTION OF DEVELOPMENT

Change of use from ground floor shop and 2 no. Flats at first floor level to shop, ground floor studio flat and 4 no. One bedroom flats at first and second floor levels. Erection of part two and part single storey extension to the rear.

ENERGY PERFORMANCE CERTIFICATE

Ground Floor Shop - D
First Floor Flat - D
Rear Maisonette - TBC

FLOOR PLAN

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

VAT

We are informed that VAT is not applicable to the property.

VIEWING

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.



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