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Property Consultants

maggs  
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commercial



**99-101 High Street, Staple Hill, Bristol, BS16 5HF**

**£925,000**

A substantial mixed use investment comprising 3x lock up shop units, 4x one bedroom flats above, 1x studio flat to the rear and 2x semi detached one bedroom houses. In addition the property benefits from 8 allocated parking spaces. The property is presented in good condition and once fully occupied we anticipate an annual rent in the region of £77,000pa.

The property offers an excellent investment return and the potential for a break up.  
Early enquiries are recommended.





# 99-101 High Street, Staple Hill, Bristol, BS16 5HF



## DESCRIPTION

A substantial investment comprising 7 residential units and 3 shops. 2 of the 3 shops are let and the flats are about to be marketed to let. Once fully occupied we anticipate a total rental income in the region of £77,000pa.

## ACCOMMODATION

Please refer to the floor plan for approximate measurements. The floor plan is provided for indicative purposes and should not be relied upon. The residential accommodation has recently been redecorated throughout benefitting from modern kitchens with integral ovens and hobs, and UPVC double glazing throughout.

## LOCATION

Situated on Staple Hill High Street, the property backs on to Haynes Lane.

## EPC RATING

99 (Shop) - C  
 99a (Shop) - E  
 101 (Shop) - C  
 99G (One Bedroom House) - D  
 99H (One Bedroom House) - D  
 99D (Ground Floor Studio) - D  
 99C (First Floor Flat) - £675pcm - TBC  
 99B (First Floor Flat) - £675pcm - B  
 99F (Top Floor Flat) - £650pcm - D  
 99E (Top Floor Flat) - £650pcm - TBC

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

Strictly by Appointment with Maggs and Allen

## RESIDENTIAL TENANCY DETAILS

The residential units are about to be marketed to let on an Assured Shorthold Tenancy basis at the following rents:

99G (One Bedroom House) - £695pcm  
 99H (One Bedroom House) - £695pcm  
 99D (Ground Floor Studio) - £525pcm  
 99C (First Floor Flat) - £675pcm  
 99B (First Floor Flat) - £675pcm  
 99F (Top Floor Flat) - £650pcm  
 99E (Top Floor Flat) - £650pcm

## LEASE DETAILS

99 High Street (Shop) - Let at £6,900pa on a 2 year lease from March 2017 on effectively Internal Repairing Terms, subject to an annual rent review.  
 99a High Street (Shop) - Currently vacant.  
 101 High Street (Shop) - Let on a 10 year lease from September 2015 on effectively Internal Repairing Terms, at £7,800pa subject to 3 yearly rent reviews and break options.

## 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.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
 Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
 Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

