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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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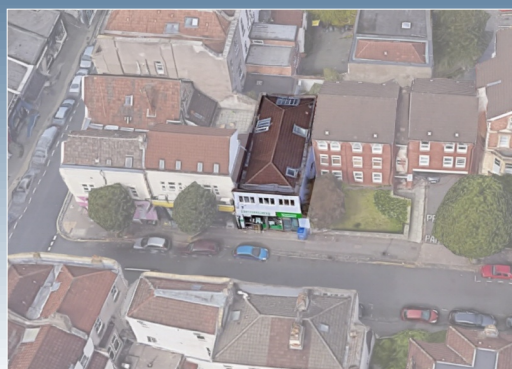
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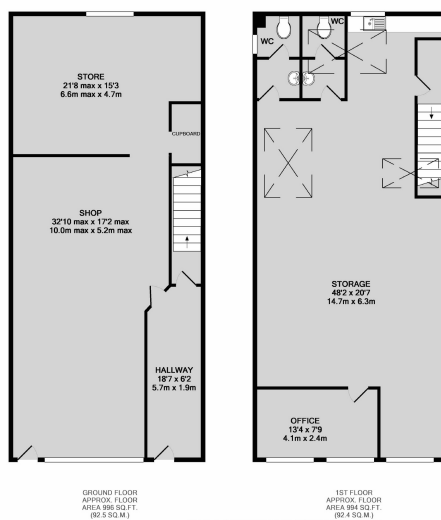
LOT 24 - 3a & 5 Abbotsford Road, Cotham, Bristol, BS6 6EZ

For auction Guide Price £250,000 +

A sizeable two storey commercial property (approx. 1,990 sq ft) that is currently trading as an electrical supplies store and is let producing £15,250 per annum on a 10 year lease from June 2015. There is potential to increase the rent at review and the property also offers long-term scope for residential development, subject to obtaining the necessary planning consents and vacant possession. The property is situated in a fantastic position just off Cotham Hill and provides easy access to Whiteladies Road and Clifton Down Shopping Centre.



LOT 24 - 3a & 5 Abbotsford Road, Cotham, Bristol, BS6 6EZ



GROUND FLOOR
APPROX. FLOOR
AREA 996 SQ FT
(92.5 SQ M.)

1ST FLOOR
APPROX. FLOOR
AREA 994 SQ FT
(92.4 SQ M.)

TOTAL APPROX. FLOOR AREA 1990 SQ FT (184.9 SQ M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any errors, omissions, or misstatements. The plans are for illustrative purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call for plans.
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FOR SALE BY AUCTION

This property is due to be auctioned on the 18th June 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

TWO STOREY RETAIL / WAREHOUSE PREMISES WITH LONG-TERM DEVELOPMENT POTENTIAL

DESCRIPTION

A substantial two storey commercial premises (approx. 1,990 sq ft) arranged as a ground floor electrical supplies retailer with rear storage and additional first floor storage space, office, kitchen and toilet facilities. The first floor offers scope for residential conversion and possibly an additional second storey, subject to obtaining the necessary planning consents and vacant possession.

LOCATION

The property is situated in a prime position on Abbotsford Road just off Cotham Hill in Cotham. There are a wide variety of independent shops, bars and restaurants locally and easy access is provided to Whiteladies Road and Clifton Down Shopping Centre.

FLOOR PLAN

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

SCHEDULE OF ACCOMMODATION (Approximate Floor Areas - GIA)

Ground Floor: 996 sq ft (92.5 sq m)

First Floor: 994 sq ft (92.4 sq m)

LEASE DETAILS

The property is let to Rexel UK Limited on a 10 year Full Repairing and Insuring lease from 24/6/2015 at a passing rent of £15,250 per annum, subject to a rent review on 24/6/2020 and a tenant only break clause on 23/6/2020 (subject to 6 months' written notice).

COVENANT STRENGTH

For the year ending 31 December 2017, Rexel UK Limited reported an annual turnover of £739,622,000.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITOR

Mr S Parker
Barcan + Kirby
199a Whiteladies Road
Clifton
Bristol BS8 2SB
Tel: 0117 905 9786
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BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



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.

