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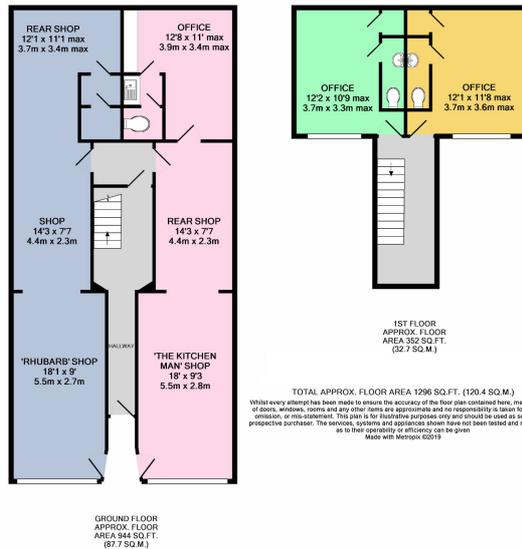
## LOT 20 - 4 Waterloo Street, Clifton, Bristol, BS8 4BT

For auction Guide Price £235,000 +

A freehold commercial investment comprising two ground floor retail units (The Kitchen Man & Rhubarb) with two self-contained office suites on the first floor. The properties are let on 4 separate leases producing a total income of £17,420 per annum with potential to increase. Please note, the maisonette arranged over the partial first floor and second floor has been sold off on a long leasehold basis and is subject to an annual ground rent of £50 (included in rental figure quoted above). Situated in a prime position on Waterloo Street in Clifton Village where freehold investments rarely become available.



# LOT 20 - 4 Waterloo Street, Clifton, Bristol, BS8 4BT



## 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

FREEHOLD COMMERCIAL INVESTMENT - 2 x SHOPS AND 2 x OFFICES

## DESCRIPTION

An attractive mid-terraced period property arranged as two ground floor retail units (The Kitchen Man & Rhubarb) which are separated by a central entrance hallway/lobby which leads to two self-contained first floor office suites. There is a partial first floor and second floor maisonette which has been sold off on a long-leasehold basis (999 year lease) and is not included in the sale. Both retail units are very well-presented and one of the office suites has recently undergone a full refurbishment by the current tenant.

## LOCATION

The property is situated in a prime position on Waterloo Street in Clifton Village, just off Princess Victoria Street. Clifton Village is a beautiful suburb of Bristol, renowned for some of the most iconic destinations in Bristol, including Brunel's Suspension Bridge, the Observatory and Bristol Zoo.

## FLOOR PLAN

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

## SCHEDULE OF ACCOMMODATION (Approximate Floor Areas - GIA)

4A Waterloo St (Rhubarb): 402 sq ft (37.3 sq m) - Shaded blue on plan  
4B Waterloo St (The Kitchen Man): 433 sq ft (40.2 sq m) - Shaded pink on plan  
Office Suite (North): 141 sq ft (13.1 sq m) - Shaded yellow on plan

Office Suite (South): 131 sq ft (12.1 sq m) - Shaded green on plan

## LEASE DETAILS

4A Waterloo Street - Let for a term of 5 years from 25/03/2013 at a rent of £7,250 per annum - Tenant holding over.  
4B Waterloo Street - Let for a term of 5 years from 25/03/2013 at a rent of £7,000 per annum - Tenant holding over.  
Office Suite (North): Let for a term of 3 years from 29/09/2003 at a rent of £1,560 per annum - Tenant holding over.  
Office Suite (South) - Let for a term of 3 years from 25/12/2017 at a rent of £1,560 per annum.

## GROUND RENT

There is also an additional £50 annual ground rent income from the maisonette that has already been sold off on a long leasehold basis.

## ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

TBC

## SOLICITOR

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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.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & Lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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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.

