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Property Consultants

maggs
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commercial



44 & 44a High Street, Shirehampton, Bristol, BS11 0DJ

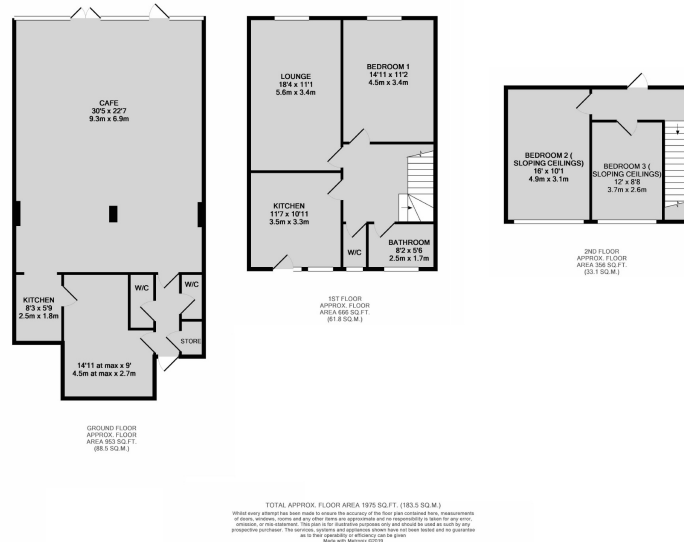
£350,000

A well presented mid terrace mixed use investment comprising a ground floor cafe of approximately 950sqft let at £15,000pa with a spacious and self contained 3 bedroom maisonette above let at £895pcm. In addition there are two lock up garages to the rear let at £100pcm, therefore a total gross rent of £26,940pa.

The property is situated on the High Street in Shirehampton within a mixed parade of shops and amenities opposite The Co-Operative Supermarket.



44 & 44a High Street, Shirehampton, Bristol, BS11 0DJ



DESCRIPTION

A mixed use investment comprising a well established ground floor cafe of approximately 950sqft with a spacious 3 bedroom maisonette above (of just over 1,000sqft) with additional rear garden, bin store and two single lock up garages. The property is fully let at £26,940pa offering an excellent investment opportunity.

LOCATION

Situated in Shirehampton High Street benefiting street parking immediately in front of the property, located in a mixed parade, opposite The Co-Operative supermarket.

FLOOR PLAN

The floor plan is provided for indicative purpose only and should not be relied on.

TENANCY DETAILS

SHOP

Cafe - We understand that the cafe is let to a sole trader, with additional guarantor, trading as Tasty Bite, let on a 21 year lease from January 2007 at £15,000p.a on a full repairing and insuring basis with 3 yearly rent reviews.

MAISONETTE

Maisonette - Currently let on an Assured Shorthold Tenancy at £895cm.

GARAGES

We understand there are 2 lock up garages to be included in the sale which are currently let at £50pcmeachj on an informal basis.

ENERGY PERFORMANCE CERTIFICATE

EPC Ratings:

Ground Floor Shop - TBC

Maisonette - E.

VAT

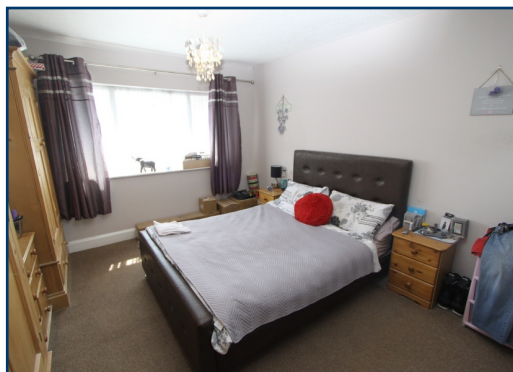
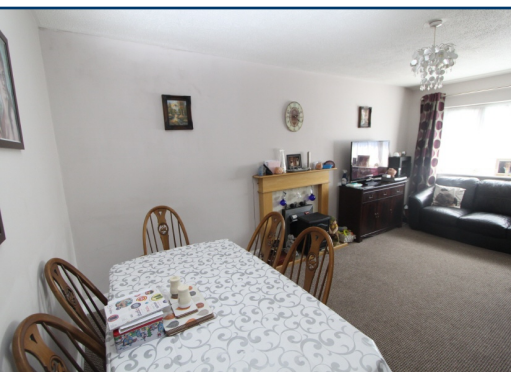
All figures quoted are exclusive of vat unless otherwise stated.

VIEWINGS

Strictly by Appointment with Maggs and 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.



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.

