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Auctions

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LOT 999 - 8 The Street, Radstock, BA3 3PL

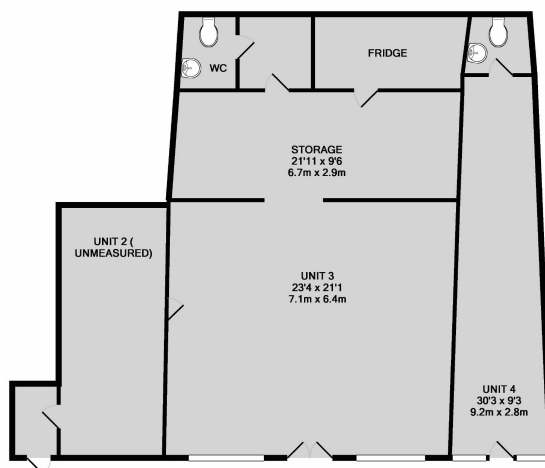
For auction Guide Price £135,000 +

FREEHOLD COMMERCIAL AND GROUND RENT INVESTMENT

A fully let freehold commercial investment comprising 3 ground floor retail units which are currently producing a total income of £17,040 per annum (including ground rents of £400 per annum). The shops are let on an effectively Full Repairing and Insuring basis (via a service charge) making this a fantastic investment opportunity.



LOT 999 - 8 The Street, Radstock, BA3 3PL



TOTAL APPROX. FLOOR AREA 1307 SQ.FT. (121.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to be auctioned on the 26th November 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

FREEHOLD COMMERCIAL AND GROUND RENT INVESTMENT

DESCRIPTION

A fully let freehold commercial investment comprising comprising 4 ground floor retail units and 3 first floor flats. The flats and retail Unit 1 have been sold off on long leases, Units 2-4 are let producing a rental income of £16,640 per annum and an additional ground rent income of £100 for each of the flats and retail Unit 1 bring the total income to £17,040 per annum.

LOCATION

The property is located in a prominent position at 8 The Street, Radstock within a mixed parade of shops. Notable occupiers in the vicinity include The Co-op Supermarket, Subway and McColls. There are also a number of new housing developments within close proximity. Radstock is located approximately 9 miles south west of Bath.

ACCOMMODATION

Please refer to floor plan for approximate room measurements and internal layout. The floor plan is provided for indicative purposes only and should not be relied upon.

UNITS 2 & 3

Let to an established butchers on a 7 year effectively Full Repairing and Insuring lease from April 2015 at a passing rent of £13,000pa.

UNIT 4

Let to a fruit and vegetable shop on an effectively Full Repairing and Insuring lease until September 2023 at a passing rent of £3,640pa. There is a rent review due in September 2021.

TENURE

The properties are to be sold on a freehold basis subject to the long leasehold titles of the 3 flats above and behind and the adjacent shop that have already been sold off. Each of the leaseholders currently pays an annual ground rent of £100 to the freeholder.

ENERGY PERFORMANCE CERTIFICATE

Ratings:

Units 2 & 3: C

Unit 4: D

SOLICITOR

Ms S Collins, Keith Harvey & Company

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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.

