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Auctions

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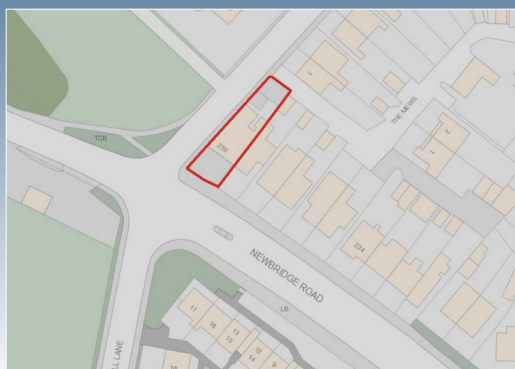
auctioneers



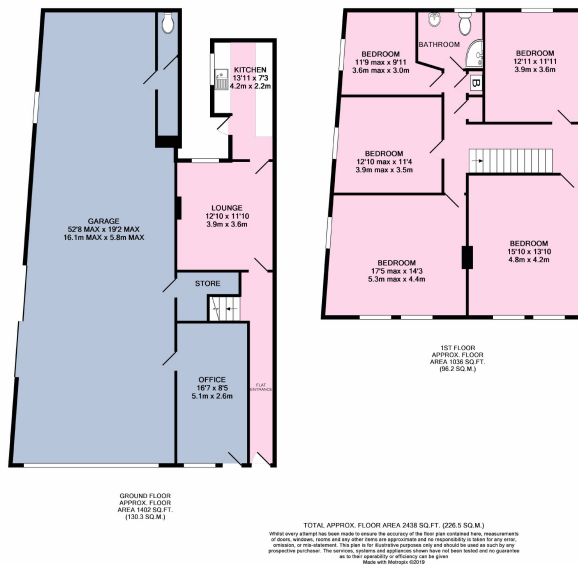
LOT 2 - 236 Newbridge Road, Bath, BA1 3LG

For auction Guide Price £275,000 +

A substantial period end of terrace property arranged as a ground floor working garage with front forecourt and rear yard with a 5 bedroom maisonette above and behind. The property is fully let producing £24,000 per annum and may offer long-term development potential, subject to obtaining the necessary planning consents and vacant possession. Situated in a prominent position on the A4 Bath Road, easy access is provided to the centre of Bath and Bristol to the West.



LOT 2 - 236 Newbridge Road, Bath, BA1 3LG



FOR SALE BY AUCTION

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

VIEWING

By appointment

SUMMARY

SUBSTANTIAL MIXED-USE INVESTMENT - FULLY LET PRODUCING £24,000 PA

DESCRIPTION

A substantial period corner property that is currently arranged as a ground floor working garage with a self-contained 5 bedroom maisonette above and behind that is let to students. To the front of the property is a forecourt providing off-street parking and there is a rear yard with access from Old Newbridge Hill. The whole property is let on a Full Repairing and Insuring lease at a passing rent of £24,000 per annum, subject to 5 yearly rent reviews.

LOCATION

The building is situated on the corner of Newbridge Road and Old Newbridge Hill in a prominent trading position. Easy access is provided to the centre of Bath (approx. 1.8 miles) and Bristol (approx. 10.1 miles) via the A4 Bath Road.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR GARAGE

Arranged as a main workshop and office/reception (approx. 1,012 sq ft) with additional toilet facilities and storage. The garage benefits from full height folding doors to the side and full width windows to the front.

GROUND & FIRST FLOOR MAISONETTE

Accessed by a private entrance at the front of the building, the maisonette comprises an entrance hall, lounge and kitchen on the ground floor with 5 large double bedrooms and a bathroom on the first floor.

OUTSIDE

The property benefits from a front forecourt providing off-street parking and an enclosed yard to the rear.

LEASE DETAILS

The property is let to Newbridge Auto Centre Limited (with personal guarantors) on a 20 year Full Repairing and Insuring lease from 29 September 2017 at a passing rent of £24,000 per annum, subject to 5 yearly rent reviews.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings:

Ground Floor: G

First Floor Flat: D

SOLICITOR

Ms R Berry, Berry Redmond Gordon & Penney

Tel: 01934 842811

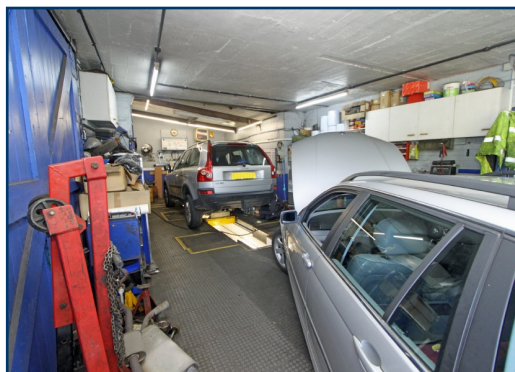
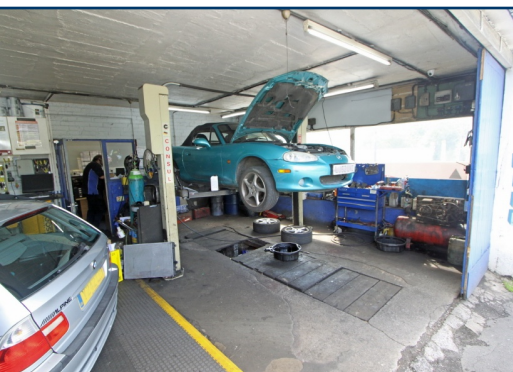
Email: ruth.berry@brglaw.co.uk

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.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
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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.

