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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
allen

commercial



1 Lodge Hill, Fishponds, Bristol, BS15 1LL

£295,000

A mixed use investment comprising a ground floor shop and two well presented self contained flats. The flats benefit from modern kitchens, shower rooms, gas central heating and UPVC double glazing. The property is fully let producing £21,540 per annum and is situated on the junction of Lodge Causeway, Lodge Hill and Charlton Road.

Early enquiries are recommend.



1 Lodge Hill, Fishponds, Bristol, BS15 1LL

DESCRIPTION

A mixed use investment arranged as a ground floor lock up shop unit, let to a Barber, with a self contained one bedroom flat to the rear with an enclosed courtyard. In addition, the first floor provides a further spacious one bedroom flat with a modern kitchen and separate lounge, double bedroom and shower room. Both flats benefit from gas central heating and UPVC double glazing. The property is fully let producing £21,540pa and is offered for sale with the tenants in occupation.

LOCATION

Situated in a prominent position on the junction of Charlton Road, Lodge Causeway and Lodge Hill providing easy access to the shops and amenities of Lodge Causeway, Fishponds High Street and Kingswood High Street.

EPC

Shop Rating: D (Jan 2011)
Ground Floor Flat: D (Apr 2012)
First Floor Flat: D (Nov 2013)

FLOOR PLAN

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

LEASE DETAILS

SHOP

Let to a Barber on a 5 year internal repairing lease from February 2016 to February 2021 at £450pcm. We understand the Barber would like to extend the lease term for a further 5 years.

1A LODGE HILL

Let at £695pcm on a 12 month Assured Shorthold Tenancy from 26th January 2019

1B LODGE HILL

Let at £650pcm on a 6 month Assured Shorthold Tenancy from 4th November 2019

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

NOTES

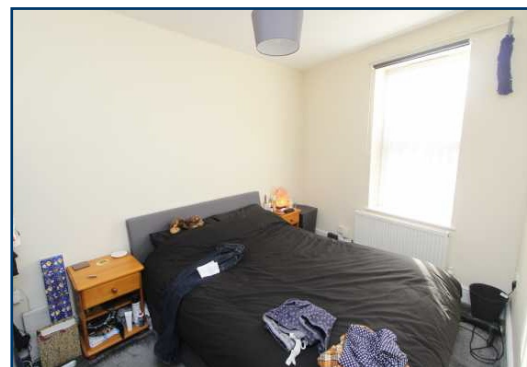
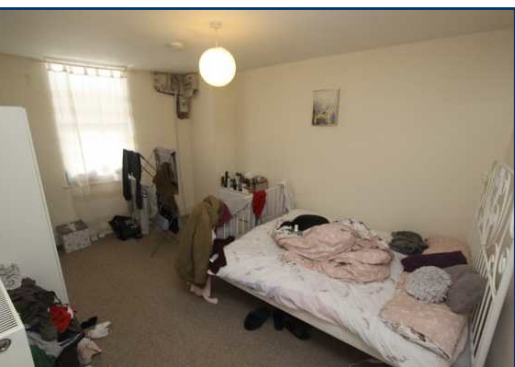
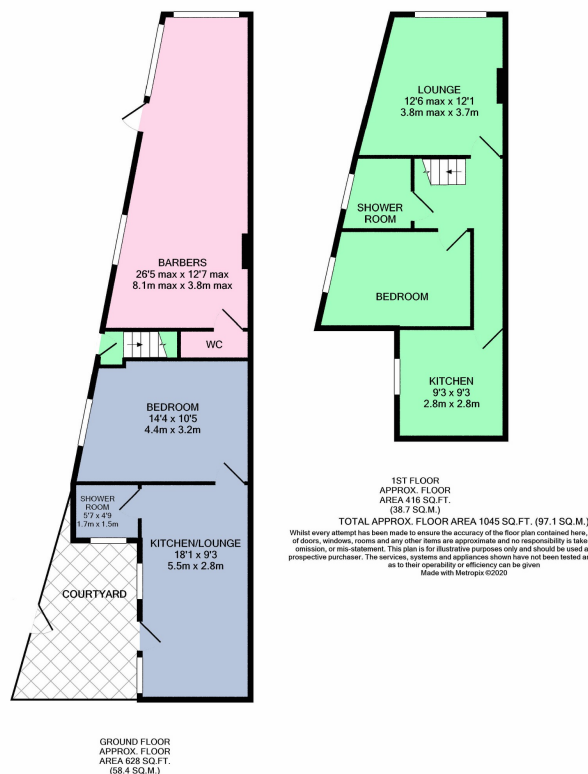
The scaffolding is due to be removed shortly following repainting of the exterior.

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.

