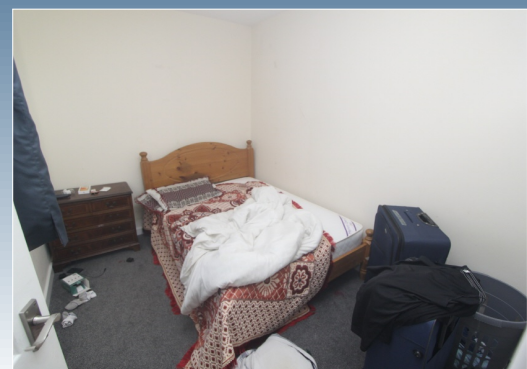




**LOT 3 - 179-181 Newfoundland Road / 81 St Nicholas' Road, St Pauls,
Bristol, BS2 9JJ**

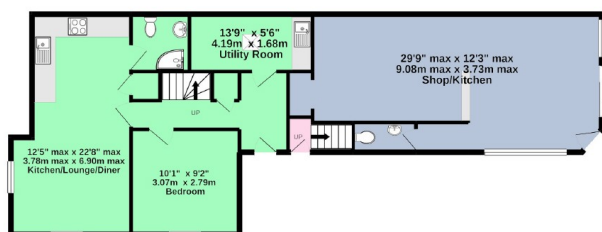
For auction Guide Price £550,000 +

A substantial mixed-use investment property in St Pauls that is currently fully let producing £42,000 per annum. The property comprises a ground floor restaurant/takeaway with a first floor self-contained 2-bedroom flat above and a 4-bedroom house to the rear. The commercial premises are let on a 20 year lease from April 2018 and the flat and house are let on ASTs. A superb mixed-use investment in a central location with possible further potential to create additional residential units above the exist first floor, subject to consents.

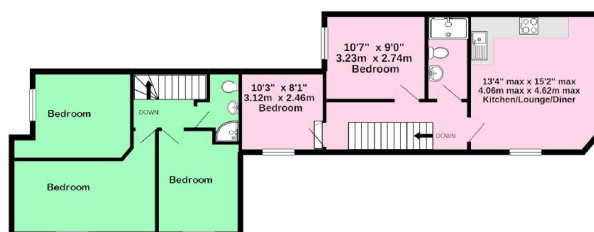


LOT 3 - 179-181 Newfoundland Road / 81 St Nicholas' Road, St Pauls,

GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 feature in our online auction on 4th November 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL MIXED-USE INVESTMENT PRODUCING £42,000PA IN CENTRAL LOCATION

DESCRIPTION

A substantial mixed-use investment property in a fantastic location in St Pauls. The property is fully let producing £42,000 per annum and may qualify for further residential development (additional storeys) above the existing first floor under recently amended permitted development rights. Interested parties should make their own enquiries with the Local Authority in this respect. The existing accommodation is well-presented throughout and offers a superb investment yield.

LOCATION

Situated in a popular location on the corner of Newfoundland Road and St Nicholas Road in St Pauls. There are immediate connections to the M32 motorway and further into the city centre. The area is currently undergoing high levels of residential redevelopment with several schemes of flats/houses being created locally.

ACCOMMODATION

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

RESTAURANT / TAKEAWAY

Comprising an open plan kitchen/service area, WC and outside seating area.

FIRST FLOOR FLAT

Comprising a kitchen/lounge/diner, shower room with WC and two bedrooms.

HOUSE

Comprising a kitchen with open-plan lounge/diner, shower room with WC, bedroom and utility room on the ground floor. The first floor comprises 3 bedrooms and a shower room with WC.

LEASE / TENANCY DETAILS

Ground Floor Restaurant/Takeaway

Let on a 20 Year lease from 2018 producing £7,800 per annum, subject to 5 yearly rent reviews and break clauses.

2-Bedroom First Floor Flat

Let on an Assured Shorthold Tenancy agreement at £950 pcm (£11,400 per annum).

4-Bedroom House

Let on an Assured Shorthold Tenancy agreement producing £1,900 pcm (£22,800 per annum).

ENERGY PERFORMANCE CERTIFICATE

Ratings:

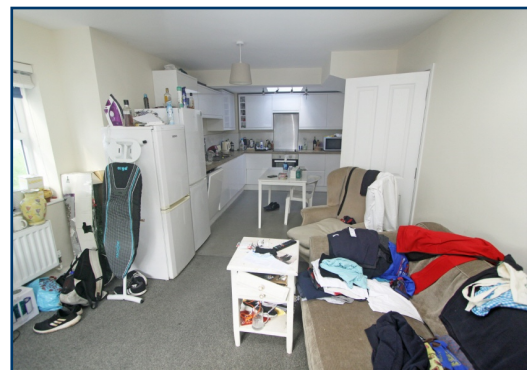
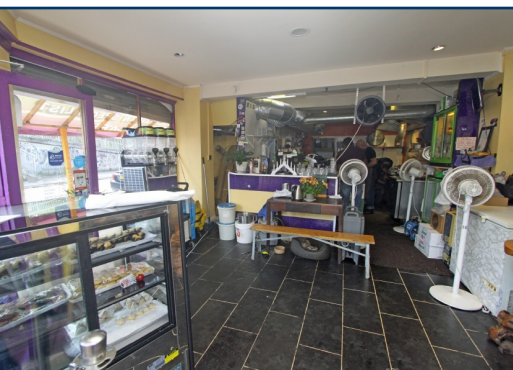
Ground Floor Restaurant: C

First Floor Flat: D

House: C

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

Maggs & Allen use all reasonable endeavours 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.

