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FREEHOLD CITY CENTRE MIXED USE FULLY LET INVESTMENT

FOR SALE ***RARE OPPORTUNITY*** **18 ST NICHOLAS STREET,** **BRISTOL, BS1 1UB**



- **MIXED USE FULLY LET INVESTMENT TO INCLUDE GROUND FLOOR AND BASEMENT RESTAURANT AND TWO RESIDENTIAL FLATS**
- **RENTAL INCOME £57,600 PER ANNUM**
- **EXTREMELY POPULAR COMMERCIAL AND RESIDENTIAL LOCATION IN THE HEART OF BRISTOL CITY CENTRE.**
- **QUOTING PRICE £775,000**

SUBJECT TO CONTRACT

LOCATION

The property is located on St Nicholas Street in the heart of Bristol City Centre. The property is within easy walking distance of Temple Meads, Broadmead and Cabot Circus, with the fantastic retail, bar and restaurant locations of St Nicholas Market, Corn Street and Baldwin Street right on the doorstep. This area is a very popular and busy location for retailers, restaurants and residential tenants.

DESCRIPTION

The property comprises a Grade II listed mid-terraced period property of traditional construction, fronting onto St Nicholas Street. The accommodation provides a self-contained lock up restaurant unit to the ground and basement floors, which has been fitted out to a very high standard and has an excellent reputation. The upper floors of the property have separate access and provide two separate self-contained residential flats, a 3 bed and a 2 bed and both flats have recently undergone extensive refurbishment.

ACCOMMODATION

The accommodation comprises the following approximate areas:-

Ground floor retail unit

Ground floor : 648 sq ft (60.20 sq m)
Basement Stores: 689 sq ft (64 sq m)

Residential Accommodation

First Floor
1 x 3 bedroom flat

Second Floor
1 x 2 Bedroom flat

TENANCIES

Ground floor retail unit

Accommodation	Tenant	Lease Commencement	Term	Lease Expiry	Break Options	Rent reviews	Current rental pa
Ground floor retail unit	Mugshot Restaurants Ltd	September 2018	20 yrs	Sept 2038	None	5 yearly upward only	£24,000

Residential income

Accommodation	Term	Income
1 st Floor 3 bedroom self-contained Flat	6 month Assured Shorthold Tenancy	£16,800 per annum, exclusive
2 nd Floor 2 bedroom self-contained Flat	6 Month Assured Shorthold Tenancy	£16,800 per annum exclusive.

The total gross income for the property is **£57,600** per annum exclusive.

QUOTING TERMS

The freehold of the property is being offered at a guide price of **£775,000**.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

ENERGY PERFORMANCE CERTIFICATE

An EPC for the property has been commissioned and will be available upon request.

VAT

All prices and rents quoted are exclusive of VAT, unless otherwise stated.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

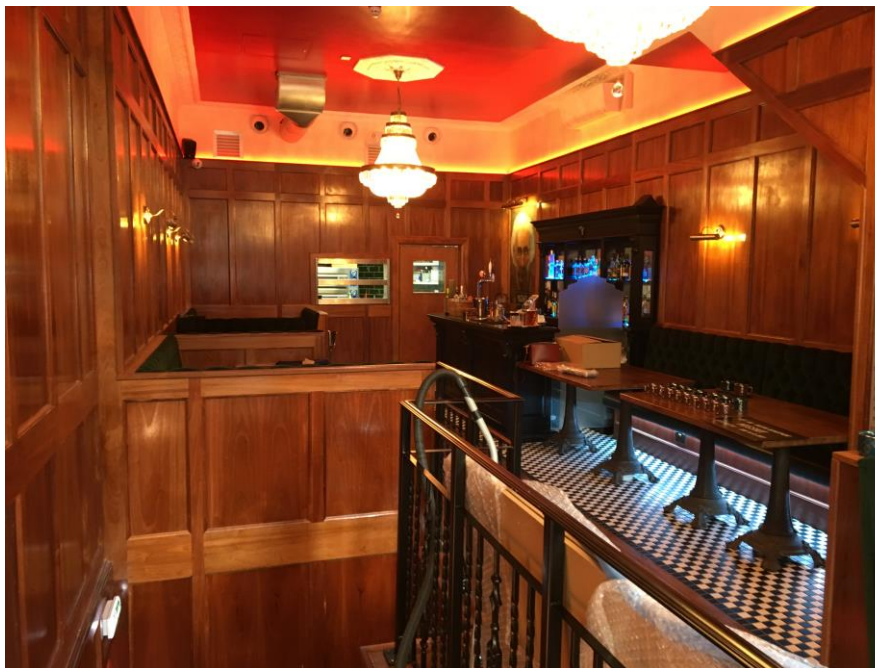
AUGUST 2019

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