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FREEHOLD INVESTMENT FOR SALE

51 COLSTON STREET, BRISTOL, BS1 5AX

**AN EXCELLENT OPPORTUNITY TO ACQUIRE A MIXED RETAIL
& RESIDENTIAL PROPERTY INVESTMENT WITHIN A PRIME
LOCATION CLOSE TO THE UNIVERSITY, BRISTOL ROYAL
INFIRMARY AND BRISTOL CITY CENTRE**



- **FREEHOLD INVESTMENT FOR SALE IN EXCELLENT CITY CENTRE LOCATION**
- **QUOTING PRICE ON APPLICATION**
- **PROMINENT RETAIL UNIT WITH EXCELLENT RETURN FRONTAGE**
- **UPPER FLOORS COMPRISING THREE ONE BED FLATS FINISHED TO A CONTEMPORARY AND HIGH QUALITY STANDARD**
- **CURRENT ANNUAL RENTAL INCOME OF £49,400 PER ANNUM EXCLUSIVE**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property is prominently located occupying a corner position at the junction of Colston Street and Lower Park Row in Bristol city centre. The property lies immediately between Christmas Steps, which lead into the city centre, and opposite Zero Degrees, the popular restaurant/bar/brewery. Bristol University, the Bristol Royal Infirmary and Bristol city centre all lie within just a few hundred metres walking distance resulting in high demand for both retail and residential tenants.

DESCRIPTION

The subject property comprises a substantial corner building with a return frontage onto Colston Street and Lower Park Row in Bristol city centre. The property has an attractive bath stone front elevation and sits beneath a pitched tiled covered roof.

The retail unit comprises an attractive ground floor unit which benefits from an ancillary storage and staff area in the basement. The unit also benefits from a WC situated within the basement.

The upper floors are accessed via a separate self-contained entrance from Lower Park Row and comprises three one bed flats. Each flat is configured as a kitchen and living area, bedroom and separate bathroom and has been finished in a contemporary style to a high standard.

ACCOMMODATION

Ground floor retail sales area	500 sq ft (46.5 sq m)
Basement ancillary storage and staff area	108 sq ft (10.1 sq m)
First floor	1 x 1 bed flat
Second floor	1 x 1 bed flat
Third floor	1 x 1 bed flat

TENURE

£950,000 for the freehold.

TENANCIES

	Rent per annum exclusive	Details
Retail unit	£17,000	Let to Fifty Fifty at £17,000 pax on a full repairing and insuring lease from August 2018 for a term of 10 years, with a tenant break and rent review at year 5.
First floor flat	£10,800	Let on an AST (full details available upon request).
Second floor flat	£10,800	Let on an AST (full details available upon request).
Third floor flat	£10,800	Let on an AST (full details available upon request).
Total	£49,400	

PURCHASE PRICE

Price available upon application.

INVESTMENT CONSIDERATIONS

- A prominent corner building with excellent access to Bristol University, The Clifton Triangle, Bristol Royal Infirmary and Bristol city centre.
- Excellent residential letting demand.
- Upper floors finished to a contemporary and modern specification.
- Prominent shop unit with excellent return frontage and fantastic road and pedestrian visibility resulting in strong commercial occupier demand.
- Investment value underpinned by the vacant possession value of the individual flats since they would be highly sought after if taken to the open market for sale individually.

LEGAL COSTS

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

EPCs

We understand that the property has the following EPC ratings (full certificates can be made available upon request).

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.

Retail unit:	E 105
Flat 1:	B 83
Flat 2:	B 82
Flat 3:	B 83

VAT

All rentals and prices quoted are exclusive of VAT if applicable.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the sole agents: -

Burston Cook

FAO: Julian Cook FRICS and Tom Coyte MRICS

Tel: 0117 934 9977

Email: julian@burstoncook.co.uk and tom@burstoncook.co.uk

SUBJECT TO CONTRACT

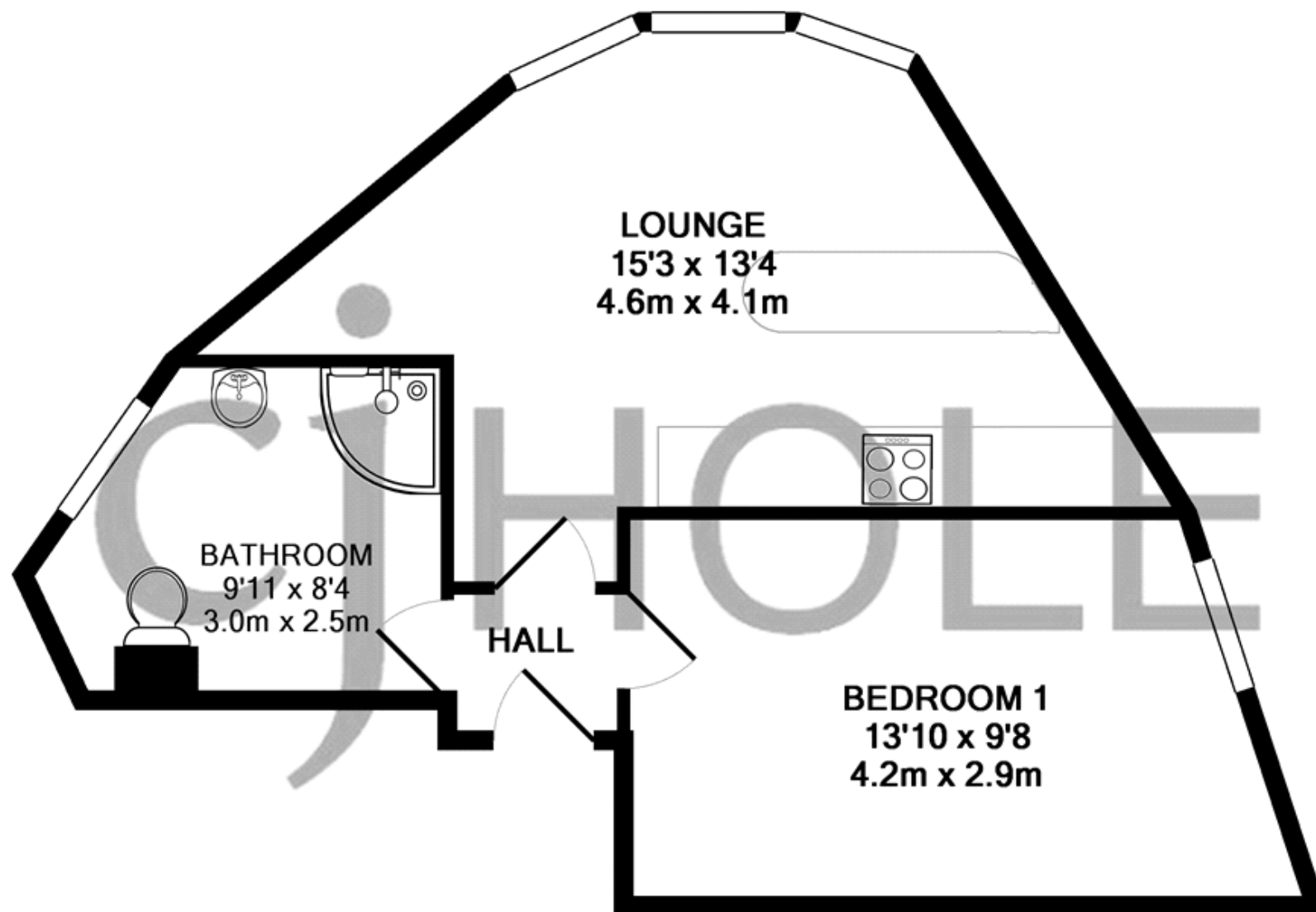
FEBRUARY 2019

Control of Asbestos at Work Regulations 2002

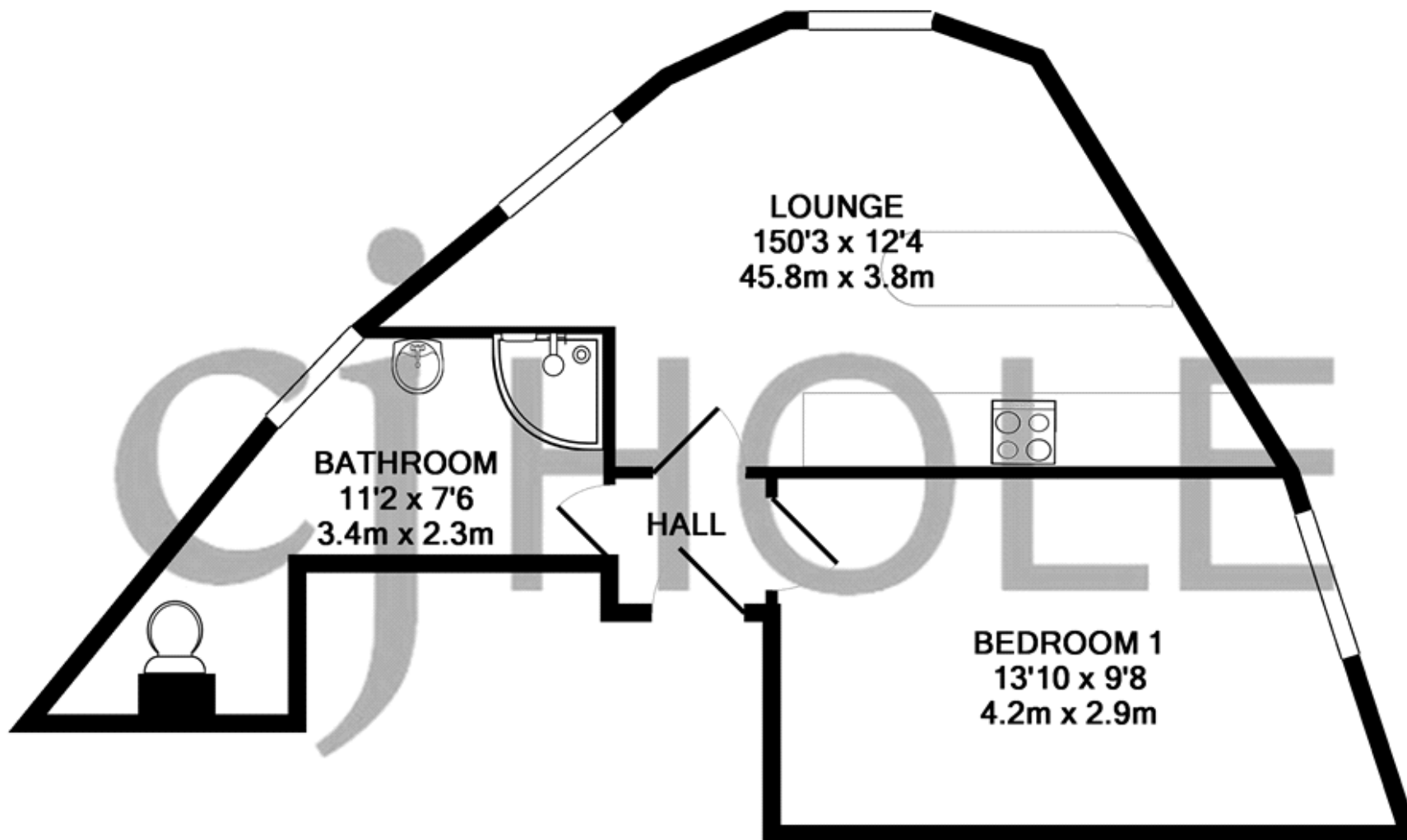
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COLSTON STREET, BRISTOL, BS1 5AX
TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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COLSTON STREET, BRISTOL, BS1 5AX
TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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