

FOR SALE

Freehold Investment Opportunity Approximately 278.72 Sq M (3,000 Sq Ft)

- **Freehold**
- **Let to local Tenant with trading history**
- **10 year lease from 01st October 2019**
- **Located in an established local parade**
- **Short walk to Fishponds Road**



CONTACT

Steve Cullis

T: 0117 922 1222 / M: 07972 576076

E: steve.cullis@carterjonas.co.uk

Stuart Williams

T: 0117 922 1222 / M: 07771 820054

E: stuart.williams@carterjonas.co.uk

56 Staple Hill Road, Bristol, BS16 5BS

Location

Staple Hill Road is located just off off Fishponds Road, in the densely populated residential area of Fishponds. The subject property is located in a small parade of shops let to a variety of local tenants.

Fishponds is approximately 3 miles north east of Bristol city centre and just over a mile from Junction 2 of the M32.

Description

The property comprises an end of terraced single storey building on ground floor only.

Accommodation

The premises offer flexible accommodation.

Net Internal Area (Approx) 278.72 sq m (3,000 sq ft)

Tenancy

The property is let to Purple Rose Tattoo Ltd by way of a new 10 year lease from 01st October 2019 with no breaks. The current passing rent is £18,348 per annum exclusive, subject to an annual increase of 3% of the rent from 01st October 2021.

The lease has the benefit of security of tenure as afforded by the Landlord and Tenant Act 1954.

The Tenant has traded from the premises since February 2011.

Terms

We are seeking offers in excess of £260,000

Tenure

Freehold.

Rateable Value

Rateable Value: £9,700

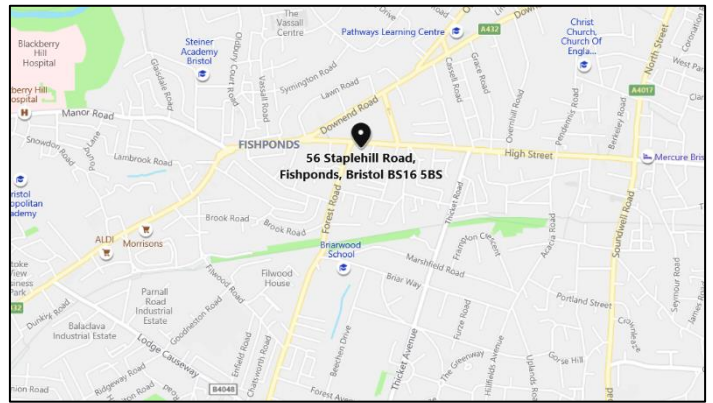
Rates Payable (2018/2019): £4,762.70

This is an estimate only and takes no account of possible transitional adjustment. For the avoidance of doubt, the Rates Payable are an occupier tax and are the responsibility of the Tenant.

VAT

The price is exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



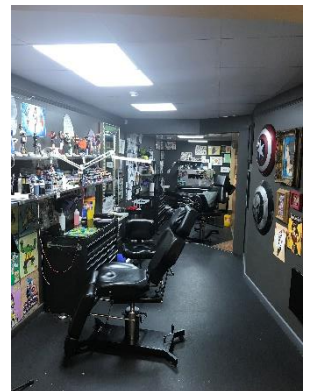
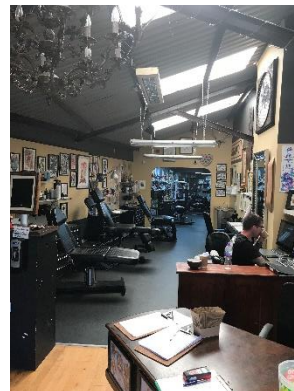
EPC

The property has an EPC rating of E (121).

Viewing

Strictly by appointment via the sole agent, Carter Jonas.

NB. Applicants are respectfully asked not to approach the tenants directly.



Contact Steve Cullis or Stuart Williams

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E: steve.cullis@carterjonas.co.uk / stuart.williams@carterjonas.co.uk

St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

carterjonas.co.uk/commercial

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