

FULLY LET MIXED USE INVESTMENT FOR SALE

817 Bath Road, Bristol, BS4 5NR



- Fully let freehold investment for sale
- Comprising :-
 - ◆ Commercial retail unit let to Subway Realty Ltd
 - ◆ 2 X Two bedroom flats
- Fully refurbished building presenting to a high standard
- Excellent letting location for both retail and residential occupiers
- Total income £63,600 pax
- Price upon application



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

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COOK**
0117 934 9977

LOCATION

The property is situated fronting onto Bath Road in Brislington approximately 5 miles south east of Bristol and approximately 9 miles north west of Bath city centre.

Bath Road is a busy arterial route with high levels of passing vehicle traffic and there are a wide variety of commercial occupiers within the immediate vicinity such as Starbucks, McDonalds, TK Maxx, Screwfix and Home Bargains. The property is also a popular area for residential lettings.

DESCRIPTION

The property comprises a fully let mixed use investment offered for sale freehold.

The ground floor comprises a commercial retail unit let to Subway which presents very well having been recently fitted out and benefits from a large seating area, servery counter, preparation kitchen, stores, managers office and fully accessible WC facilities.

The first floor comprises 2 x two bedroom flats which were developed approximately 5 years ago. The flats also present very well with both flats comprising a large kitchen living area, two bedrooms and a bathroom.

The building and sits on a site of approximately 0.26 acres providing generous car parking to the front and side of the building. The property offers the potential for future further redevelopment subject to the relevant consents being obtained.

ACCOMMODATION

In accordance with the RICS Property Measurements Standards, the property has the following approximate areas:

Ground Floor	1,679 sq ft	(155.98 sq m)
Flat 1	678 sq ft	(63.00 sq m)
Flat 2	661 sq ft	(61.50 sq m)
Total	3,018 sq ft	(280.48 sq m)

TENURE

The freehold is offered for sale.

QUOTING PRICE

The quoting price is available upon application..

VAT

The property is VAT elected and therefore VAT will be applicable on the sale price.

EPC

The property has an energy performance rating of E (116).

INCOME

The property benefits from the following income : -

Tenant	Floor	Sq Ft	Rent	Lease terms
Subway Realty Ltd	Ground	1,679	£36,000	A lease dated 27th July 2018 drawn for a term of 15 years. Tenant break as at July 2029. Upwards only rent view dated 27th July 2023 and 27th July 2028.
Private individual	Flat 1, first floor	678	£13,200	12 month AST.
Private Individual	Flat 2, first floor	661	£14,400	12 month AST
Total			£63,600	

Subway Realty Ltd has a turnover of **£51.2 million (2022)** which increased from £42.9 million (2021). Their profit for the financial year ending 31st December 2022 was £4,400,000. The Subway Realty Ltd has net assets of £7,800,000 as at 31st December 2022.





N.B The Subway rent of £36,000 was agreed as at July 2023. We are of the opinion that the income for flat 1 will be revised to £1,200 pcm in July 2024.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

February 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook, for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only for guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

