

FOR SALE – INVESTMENT COMMERCIAL UNIT ON BUSY PITCH

13 Perry Road, Bristol, BS1 5BG



- Situated close to Bristol University, Bristol Royal Infirmary and Bristol City Centre
- Comprising large ground floor investment Class E unit currently tenanted to Fairy Tea
- Ideal affordable investment for pension fund purchase on a very popular letting position
- Long leasehold for sale—quoting £185,000

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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LOCATION

The property is located in a very prominent and well established retail and residential location within just 5 minutes walking distance of Bristol University's famous Wills Building at the top of Park Street and the Bristol Royal Infirmary and as such provides excellent letting potential to both students and hospital workers.

Furthermore, Bristol city centre is just 5 minutes walk away and this property therefore occupies a very popular, convenient and central location.

Perry Road extending into Park Row which links with Park Street/Queens Road houses a wider variety of specialist retail shops, cafes and restaurants.

DESCRIPTION

The ground floor investment commercial unit comprises a ground floor self-contained lock up shop with excellent retail frontage, high ceilings and WC facilities at the rear. The property has been fitted with tiled floors, laminate effect walls, painted plastered ceiling and spotlighting.

The property is currently fitted as a bubble tea shop.

ACCOMMODATION

Area	Sq ft	Sq m
Ground Floor Sales	301	28
Ground Floor ancillary	54	5
Total	355	33

QUOTING TERMS

Quoting £185,000 for the long leasehold interest.

TENANCIES

The shop is let to Fairy Tea for a term of 5 years from July 2024. The passing rent is £15,000 pax and there is a rent review at the end of the third year.

The lease is contracted inside the provisions of the LLTA 1954.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has a rateable value of £9,100. Prospective tenants may therefore benefit from small business rates relief.

All parties are advised to make their own enquiries with the Valuation Office Agency.

VAT

The price quoted is exclusive of VAT if applicable, however, we have been advised the property is not elected for VAT.

EPC

The property has an energy performance rating of C(71).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy BArch

Tel: 0117 934 9977

Email: Charlotte@burstoncocok.co.uk

SUBJECT TO CONTRACT

May 2025

