

# MIXED USE INVESTMENT ON WELLS ROAD –FOR SALE

298 Wells Road, Totterdown, Bristol, BS4 2QG



- Ground floor commercial unit let as an Estate Agent Office with 3 bedroom maisonette over upper floors
- Quoting price for freehold £300,000 exclusive - producing a gross yield of 8.71%
- Gross rent receivable £27,000 per annum
- Approx. 1,363 sq. ft (126.64 sq. m)
- Fantastic location on Wells Road with high volume of passing vehicle traffic

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 occupies a prominent position fronting onto Wells Road within a popular pitch for retailers, serving the residential suburbs of Totterdown. There is a good level of footfall and excellent visibility to passing vehicle traffic, and it is a popular area for retail, Hot Food Takeaway, café/restaurant and residential occupiers. The property sits directly opposite the proposed redevelopment site of the Boardwalk Shopping Centre which will create circa 800 new homes in the area.

DESCRIPTION

The property comprises a mixed use mid terrace building with a commercial unit at the ground floor level and a 3 bedroom residential maisonette at first and second floor levels.

The commercial element of the property is currently occupied by an estate agency business and the unit consists of a glazed shop front, an open plan sales areas at ground floor level with a separate kitchenette and WC facility at the rear. The unit has laminate covered flooring, suspended ceilings and CAT II office lighting.

The residential element of the property is accessed from a pedestrian lane at the rear of the property. Access to the front door at first floor level is via an external steel staircase. On the first floor there is a kitchen, large lounge, bathroom and bedroom. The second floor is in the converted loft space and provides two further bedrooms.

To the rear of the property is a separate secure outbuilding used as a storage shed.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	615	57.16
First Floor	493	45.78
Second Floor	255	23.70
Total	1,363	126.64

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TENURE

The property is available to purchase as an investment.

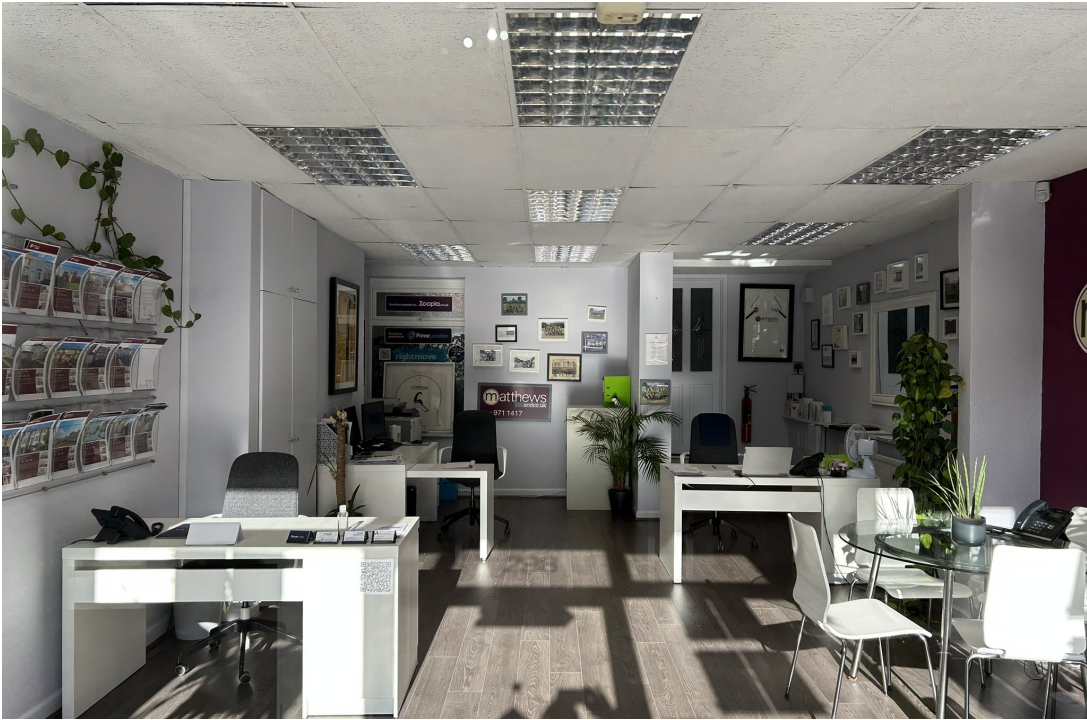
The commercial demise is let to Matshed Limited on an effectively full repairing and insuring lease. The lease is drawn for 7 years from 14th March 2022 at a passing rent of £15,000 per annum. There is a rent review on the 14th March 2027. The Tenant has the option to break the lease in 2024 and 2026. The lease has been excluded from the provisions of sections 24-28 of the Landlord and Tenant act 1954.

We understand the residential maisonette is let on an AST for 12 months from 19th January 2024 at a rent of £12,000 per annum.

The total gross rent receivable is £27,000 per annum.

QUOTING PRICE

The quoting price for the freehold interest in the property is £300,000 exclusive.





**USE**  
We understand the commercial property benefits from its existing use as an estate agents' office within Use Class E.

We have assumed the residential maisonette benefits from its existing use as a flat with-  
in C3–dwellinghouse.

We would recommend all interested parties make their own investigations in this regard.

**BUSINESS RATES**  
In accordance with the valuation office agency, the commercial property has a rateable  
value of £8,000.  
*Applicants may therefore benefit from full small business rates relief.*

We understand that the residential property falls into Council Tax band B.

**EPC**

Property	EPC Rating
Commercial	To be assessed
Residential	D (87)

**VAT**  
All prices are exclusive of VAT if applicable.

**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:** Charlottte Bjoroy and Charlie Kershaw MRICS  
**Tel:** 0117 934 9977  
**Email:** charlotte@burstoncook.co.uk Charlie@burstoncook.co.uk

**SUBJECT TO CONTRACT** August 2025



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0117 934 9977