

COMMERCIAL INVESTMENT ON WELLS ROAD – FOR SALE

319 Wells Road, Totterdown, Bristol, BS4 2QD



- Freehold commercial building over Ground, First and Second Floors with parking at the rear—Fully Let as a Solicitors' Office
- Gross rent receivable £21,000 per annum
- Quoting price £275,000 exclusive - producing a gross yield of 7.42%
- Approx. 1,744 sq. ft (161.99 sq. m) with car parking at the rear
- 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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COOK**
0117 934 9977

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 adjacent to the proposed Broadwalk Shopping center redevelopment site which is proposing to develop circa 800 new homes and commercial spaces.

DESCRIPTION

The property comprises a mid terrace property which provides office accommodation over ground, first and second floors. The property is currently fitted out as a solicitors practice and at ground floor level there is a large reception area with a glazed shop front, a meeting room, a post room and a staff kitchen.

At first floor level there are three office rooms and two WCs and at second floor level there is a large office room. The property is fitted out as an office with carpet covered floors, LED lighting and neutral decoration throughout.

Externally the property has a pedestrian entrance at the front into the reception area and there is also a door at the rear of the property which leads to a demised parking area for approximately 3-4 cars, which has a shared access from Ryde Road at the rear.

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	833	77.39
First Floor	549	50.97
Second Floor	362	33.63
Total	1,744	161.99

QUOTING PRICE

The freehold interest in the property is available at a quoting price of £275,000 exclusive.

TENURE

The property is available to purchase as an investment and is let to Lyons Bowe Limited on an effectively full repairing and insuring lease. The lease is drawn for 10 years from 29th September 2021 at a passing rent of £21,000 per annum. There is a rent review on the 20th September 2026, to the higher of the open market rent or RPI.

The Tenant has the option to break the lease in 2026. The lease has been contracted within the provisions of sections 24-28 of the Landlord and Tenant act 1954.



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 the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

USE

We understand the property benefits from its existing use as an office within Use Class E.

BUSINESS RATES

The business rates are yet to be reassessed.

EPC

An EPC can be made available on request.

VAT

We understand the property is not elected for VAT.

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 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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