BS35 1HB

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Freehold Restaurant and Residential Investment

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Property Information

Freehold Restaurant and Residential Investment

- Comprises an Indian Restaurant with three, separately-accessed and separately let flats above
- Restaurant let on renewed 5-year lease from January 2023 (No breaks)
- . Flats all let on AST's
- · Market town location north of Bristol
- Nearby occupiers include Aldi, Co-op Convenience Store, Boots Pharmacy, Costa, Greggs and Domino's

| Lot | Auction |
|--------------------------------|-----------------------|
| 34 | 9th May 2024 |
| | |
| | |
| Rent | Status |
| £37,604 per Annum Exclusive | Available |
| | |
| | |
| Sector | Auction Venue |
| High Street Retail/Residential | Live Streamed Auction |
| | |

| Miles | 14 miles north of Bristol, 23 miles south-west of Gloucester | | | | | |
|------------------------------|--|--|--|--|--|--|
| Roads | A38, M5 (Junction 15), M4 (Junction 20), M48 | | | | | |
| Rail | Yate Railway Station | | | | | |
| Air | Bristol Airport | | | | | |
| Situation | | | | | | |
| | y is located on the eastern side of Castle Street in the heart of the close to its junction with High Street and The Plain. Nearby | | | | | |
| town centre, | close to its junction with High Street and The Plain. Nearby clude Aldi, Co-op Convenience Store, Boots Pharmacy, Costa, | | | | | |
| town centre, occupiers in | close to its junction with High Street and The Plain. Nearby clude Aldi, Co-op Convenience Store, Boots Pharmacy, Costa, | | | | | |

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor restaurant with three, separately-accessed one bed flats arranged on the first and second floors, all let on AST's. The property benefits from a large rear garden.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas (Approx sq ft) (1) | Tenant | Term | Rent p.a.x. |
|--------------------|--------------------------|--------------------------------|-----------------------------------|---------------|---|-------------|
| Ground | Restaurant | 85.71 | (822) | ROOBROO LTD | 5 years from 03/01/2023 | £12,500 |
| First (Flat 1) | Residential - 1 bed flat | 38.00 | (409) | AN INDIVIDUAL | AST 1 year from 06/02/2012 at £622.05 pcm | £7,464.60 |
| First (Flat 3) | Residential - 1 bed flat | 55.00 | (592) | AN INDIVIDUAL | AST 1 year from 25/02/2022 at £695 pcm | £8,340 |
| Second (Flat 2) | Residential - 1 bed flat | 55.00 | (592) | AN INDIVIDUAL | AST 1 year from 24/02/2022 at £775 pcm | £9,300 |
| Total | | 233.71 | (2,415) | | | £37,604.60 |

⁽¹⁾ Areas provided by VOA (www.gov.uk/find-business-rates).

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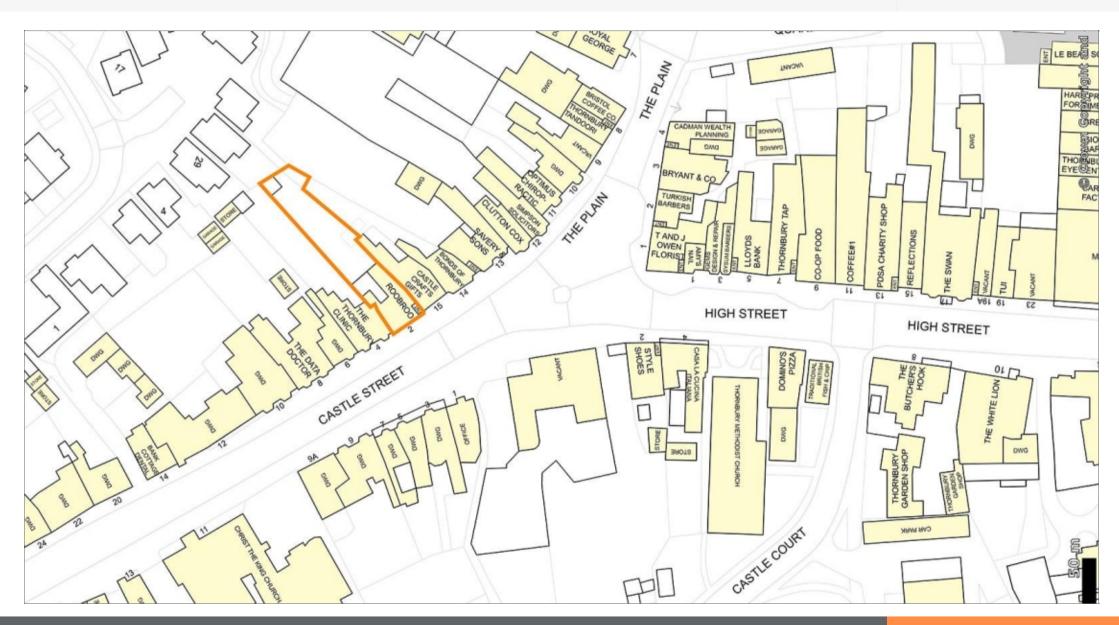


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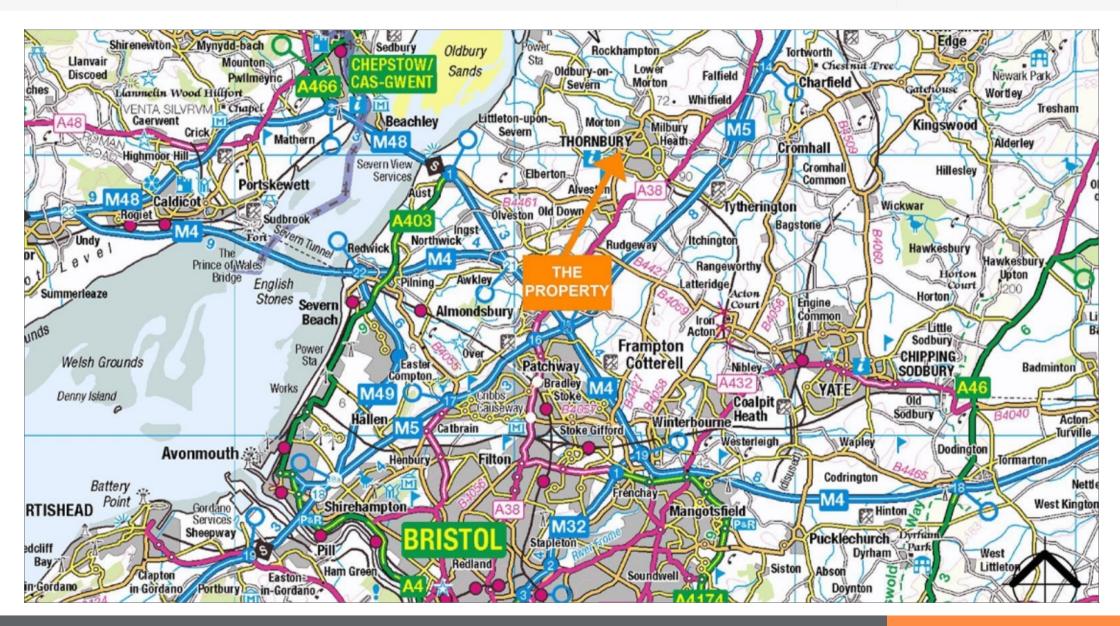


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Contacts

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