



202 Stapleton Road, Easton, Bristol, BS5 0NY

Guide Price £290,000

Hollis Morgan – A Freehold MIXED USE INVESTMENT PROPERTY (2243 Sq Ft) comprising a RETAIL UNIT and 2 x FLATS fully let producing £27,000 pa

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THE PROPERTY

ADDRESS | 202 Stapleton Road, Easton, Bristol, BS5 0NY

A Freehold mid terraced mixed use property (2243 Sq Ft) occupying an excellent trading position on this established parade with accommodation arranged over 3 floors plus basement.

The property comprises a ground floor retail (A3) with basement and 2 x self contained one bedroom residential flats on the first and second floors.

Fully Let & Sold subject to existing tenancies.

LOCATION

The property occupies a prime location on this busy and popular High Street location with independent retailers, pubs, bars, cafes, and convenience stores.

The M32 Motorway is nearby and provides direct routes in and out of Bristol and the City Centre is approximately 1.5 miles away.

THE OPPORTUNITY

MIXED USE INVESTMENT

The property is sold subject to the existing tenancies producing £27.000 per annum.

SCHEDULE OF INCOME

Retail unit - £1,050 pcm (Let on a 15 year Full Repairing and Insuring lease from August 2011)

First Floor Flat - £600 pcm (AST)

Second Floor Flat - £600 pcm (AST)

Please refer to legal pack to review the individual leases.

SCOPE TO UPDATE & INCREASE RENTS

The flats would now benefit from some basic updating and following these works there is scope to increase the rents to circa £750 pcm.

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.



Ground Floor

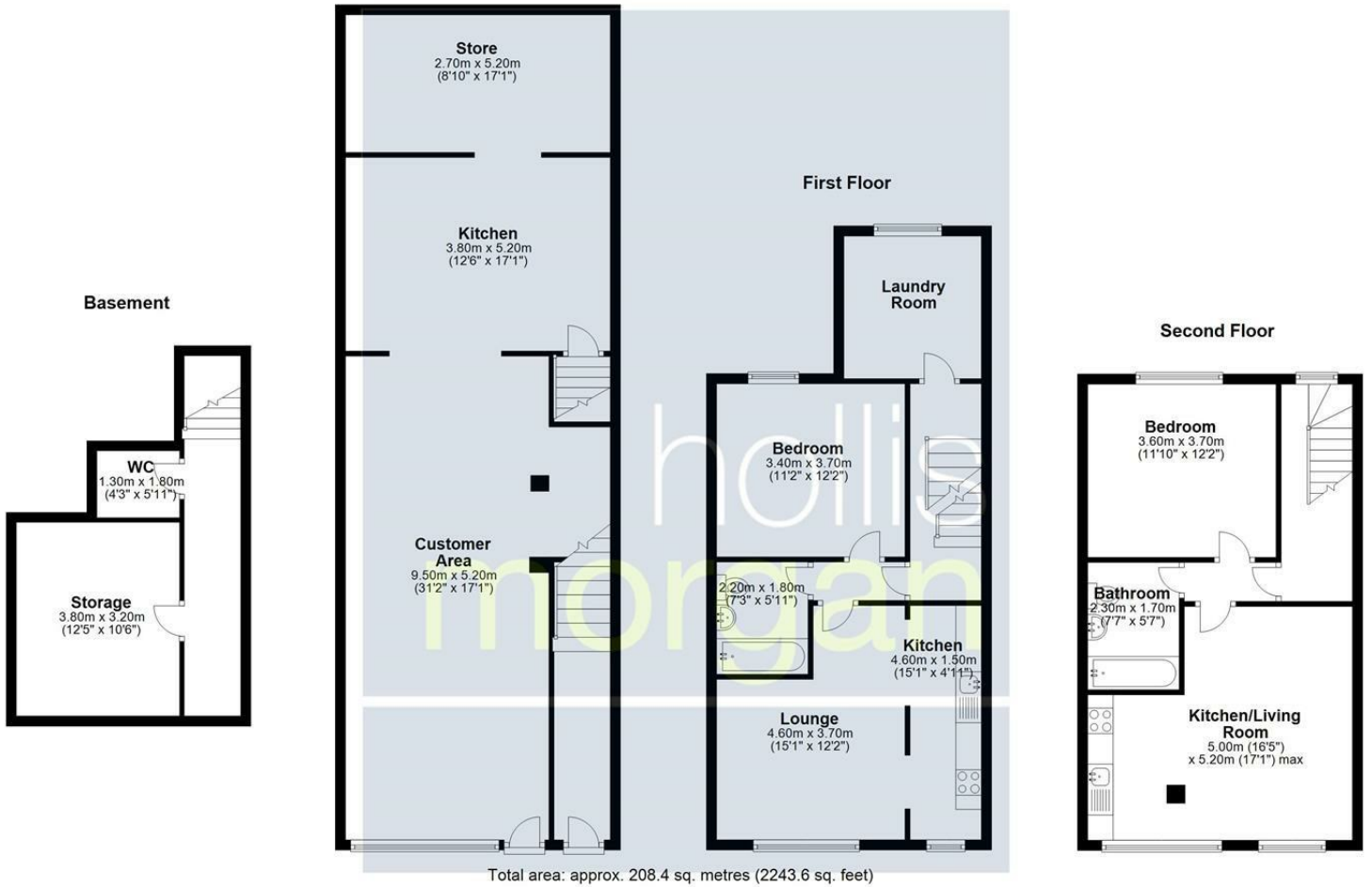


Illustration for identification purposes only, measurements are approximate, not to scale.
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
10-49	A		
50-59	B		
60-69	C		
70-79	D		
80-89	E		
90-99	F		
100-109	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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