

458 Stapleton Road, Eastville, Bristol, BS5 6PA

Guide Price £310,000

Hollis Morgan – A Freehold MIXED USE INVESTMENT property (2060 Sq Ft) comprising GROUND FLOOR CAFE and 4 LETTING ROOMS producing an INCOME of £34,620

458 Stapleton Road, Eastville, Bristol, BS5 6PA

THE PROPERTY

ADDRESS | 458 Stapleton Rd, Eastville, Bristol BS5 6PA

A Freehold mixed use property occupying a prominent position with accommodation (2060 Sq Ft) comprising a ground floor Cafe (A3) and 4 letting rooms on the upper floors with communal kitchen and bathrooms etc.

Sold subject to existing tenants.

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 - £34,620 pa

Room 1 - £400 pcm commenced April 2022 (AST)
Room 2 - £385 pcm commenced May 2020 (AST)
Room 3 - £480 commenced September 2022 (AST)
Room 4 - £420 commenced June 2022 (AST)
Cafe - £1200 5 year lease 2019
Total - £2855 pcm

ADDITIONAL INCOME - BILLBOARD

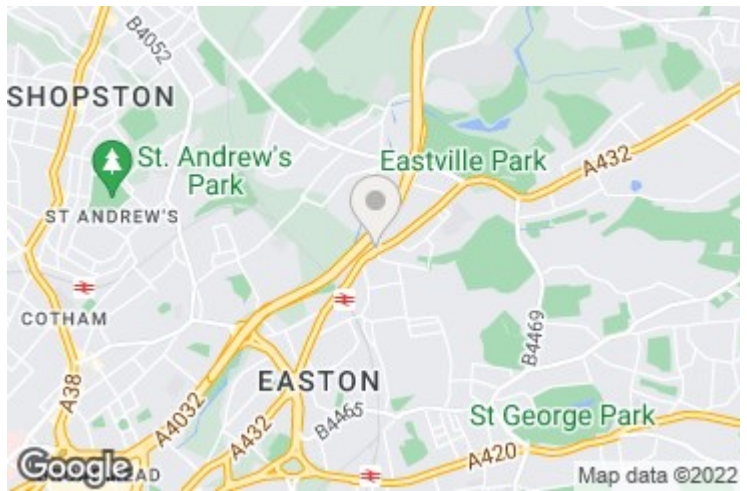
There is a billboard on the side of the property generating £1k pa

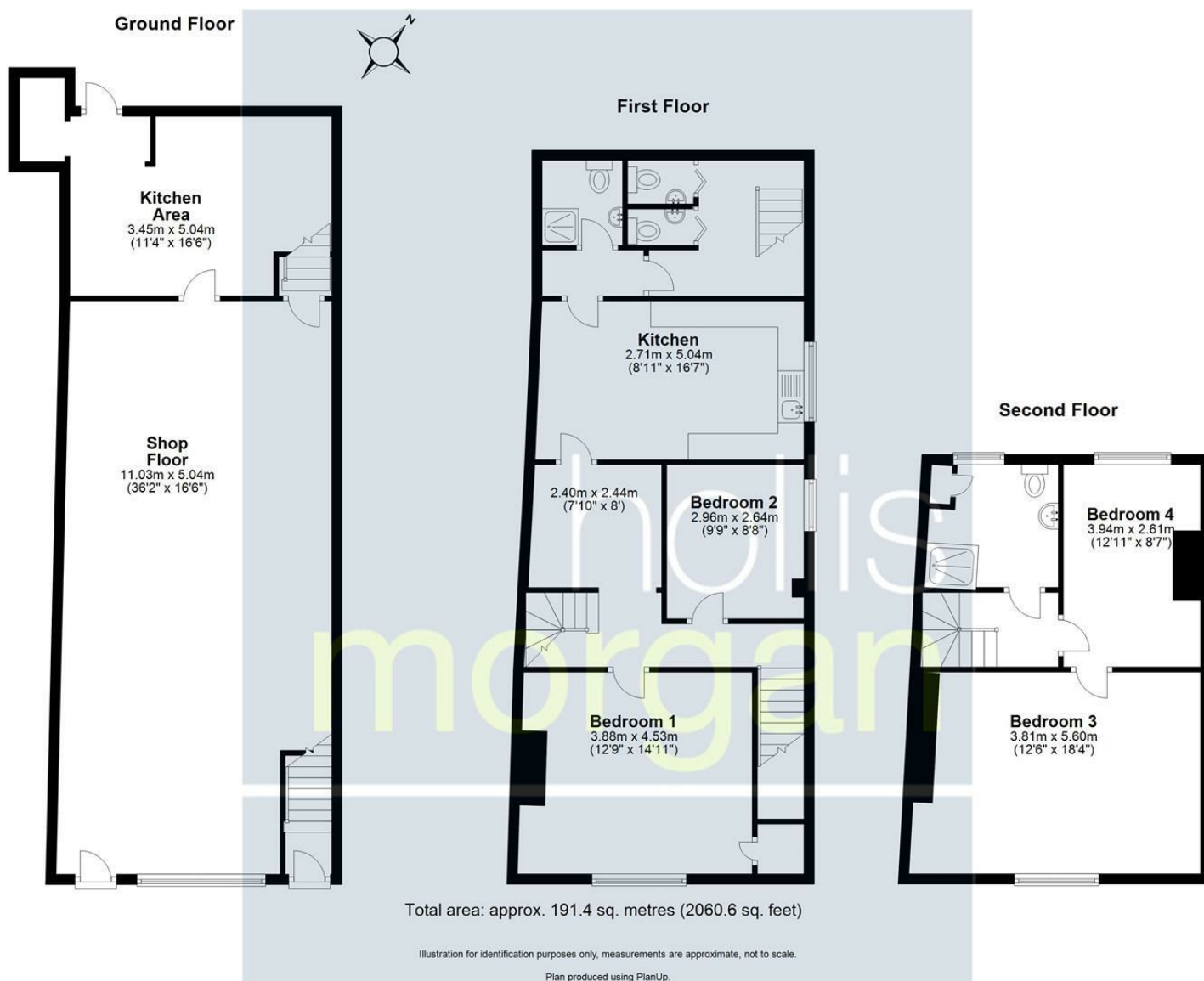
The contract allows for this to be increased to £4k pa if it is upgraded to a digital sign

Refer to legal pack.

AUCTION 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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-81)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10-49)	A		
(50-49)	B		
(100-49)	C		
(100-49)	D		
(100-49)	E		
(100-49)	F		
(100-49)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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