

12 BRIDGE YARD
BRADFORD ON AVON, BA15 1EJ



£350,000

An attractive commercial investment situated in the picturesque town of Bradford on Avon. The property comprises a ground floor restaurant of approximately 1,940 sq ft with additional outside terrace situated in a modern development close to the Co-Operative convenience store in the heart of the town.

The restaurant has been recently refurbished by the current tenant and is let on a 10 year effectively fully repairing and insuring term from December 2019 at at current passing rent of £27,500pa.

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TOTAL APPROX. FLOOR AREA 1937 SQ.FT. (180.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A very well presented restaurant of approximately 1,940 sq ft with additional outside terrace let on an effectively 10 year fully repairing and insuring term at £27,500pa. The restaurant benefits from gas central heating, a large kitchen and commercial extraction and attractive views over the River Avon.

LOCATION

The property is situated in a modern development in the heart of Bradford On Avon. Bradford On Avon is a town in West Wiltshire close to the border of Somerset, South East of Bath.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

ENERGY PERFORMANCE CERTIFICATE

Rating: B

VAT

All figures quoted are exclusive of vat unless otherwise stated. We understand VAT is applicable to the sale price although would anticipate the property could be treated as a TOGC (Transfer Of a Going Concern).

VIEWING

Strictly by appointment with Maggs and Allen only.

TENURE

Offered for sale on the residue of a 999 year head lease.

LEASE DETAILS

The property is let to two partners trading as Olea Mediterranean on a 10 year term from December 2019 at a current passing rent of £27,500pa + VAT and service charge, on effectively fully repairing and insuring terms. There is a 5 year tenant only break option and market rent review and a 6 month lease deposit. The lease is excluded from Sections 24-29 of The Landlord and Tenant Act 1954.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.