



39 MIDLAND ROAD  
OLD MARKET, BRISTOL, BS2 0JT



£85,000

\*\*\*COMMERCIAL INVESTMENT\*\*\*

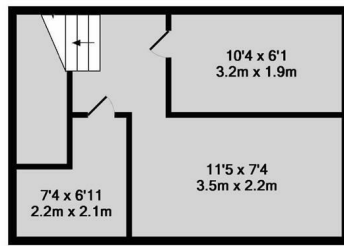
Opportunity to purchase a commercial investment let on a the remainder of a 3 year lease until 2021 at a passing rent of £6,500pa. The current tenant (an escape room business) is in the process of refurbishing the property. Located on Midland Road, Old Market providing easy access to Temple Meads Train Station, Cabot Circus and M32 Motorway. Offered for sale on a new long Leasehold basis.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

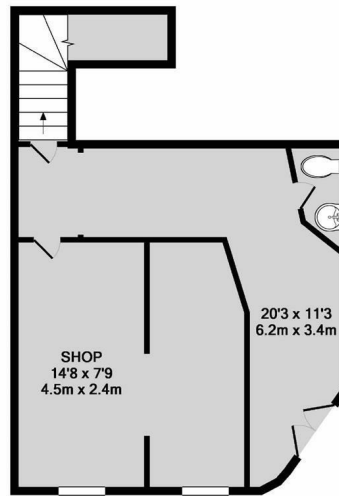
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BASEMENT LEVEL



GROUND FLOOR

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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DESCRIPTION

The property comprises a ground floor shop/office area with adjoining toilet facilities and additional basement level. Currently let to a puzzle room game business on the remainder of a 3 year lease until 2021. The property could make an ideal SIPP or SSAS purchase.

## LOCATION

Situated in a corner position fronting Midland Road providing easy access to the M32 motorway and within close proximity to the Bristol City Centre, Cabot Circus and Temple Meads Train Station. Old Market Street is home to a variety of independent businesses and with various redevelopment projects underway is becoming an increasingly popular location.

## LEGAL COSTS

Each party to incur their own respective legal fees.

## ENERGY PERFORMANCE CERTIFICATE

Rating: G

## FLOOR PLAN

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

## BUSINESS RATES

The approximate rateable value with effect from April 2017 as per the VOA website is £5,300.

## VIEWING

Strictly by appointment with Maggs & Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.



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