

47 HENLEAZE ROAD
HENLEAZE, BRISTOL, BS9 4JU



£600,000

A rare opportunity to acquire a mixed use freehold investment property in Henleaze Road. The property comprises an extended ground floor shop of approx. 970 sq ft with a self contained 3-4 bedroom maisonette above.

The ground floor is well presented and let until April 2022 to St Monica's trust at £19,000pa although we consider the market rent to be in the region of £22,000pa.

The maisonette is let on an Assured Shorthold Tenancy at £1,375 pcm, but subject to some improvements/reconfiguration, we consider the flat rent lies in the region of £2,000pcm. The property is therefore currently let at £35,500pa but offers potential to increase to circa £46,000pa.

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TOTAL FLOOR AREA: 2209 sq ft (205.3 sq.m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, doors and all 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 for 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.
Maggs & Allen (2022)

DESCRIPTION

A freehold mixed use investment property on Henleaze Road, within close proximity of The Durham Downs and Waitrose Supermarket. The property would make for an ideal investment in a location where freeholds rarely become available, and would also suit owner occupation. The maisonette is spacious but would benefit from some modernisation/reconfiguration in order to maximise the rental return.

LOCATION

Situated in a prime location on Henleaze Road close to the junction with Cavendish Road. Neighbouring operators include Boots Pharmacy, The Co-operative Convenience Store, Costa Coffee, Cafe 96 and various other local independent retailers.

TENANCY DETAILS

SHOP

The shop is to St Monica's Trust on an effectively fully repairing and insuring basis until April 2022, at a current passing rent of £19,000pa.

We consider the market rent of the shop to be in the region of £22,000pa.

MAISONETTE

Currently let on a 12 month Assured Shorthold Tenancy at £1,375pcm until 1th June 2022.

We consider this to be low and subject to some improvements to the flat, we would anticipate a rent of circa £500pcm per room exclusive of bills, i.e £24,000pa.

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ENERGY PERFORMANCE CERTIFICATE

Ratings:

Ground Floor Shop: D

Maisonette: D

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

Strictly by Appointment with Maggs and Allen.

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.