



21 REGENT STREET  
KINGSWOOD, BRISTOL, BS15 8JX



## ASKING PRICE £120,000

\*\*\*COMMERCIAL INVESTMENT FOR SALE\*\*\*

Ground floor retail unit of approximately 440 sq ft situated in a busy trading position on Regent Street, Kingswood. Offered for sale on the basis of a new Long Leasehold, the shop would make an ideal SSAS or SIPP purchase, suiting investors. A new 15 year lease has been agreed at a passing rent of £10,000pa providing a gross yield of 8.3%.

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# 21 REGENT STREET, KINGSWOOD, BRISTOL, BS15 8JX

## DESCRIPTION

A ground floor retail unit of approximately 440 sq ft arranged as open plan layout. The shop would suit a variety of uses within the E use class subject to consents. Please note the vendor is currently arranging the separation of the shop from the rear part of the property, see proposed floor plan for approximate layout and dimensions. A new 15 year lease has been agreed to a barbers at a passing rent of £10,000pa.

## LOCATION

The property is situated within a mixed parade of shops on Regent Street, Kingswood benefiting from high levels of footfall and passing traffic throughout the day.

## TENURE

The property is offered for sale on a new Long Leasehold basis with vacant possession.

## LEASE DETAILS

The shop is to be sold let to a barbers on the following terms:  
£10,000pa.

New 15 year lease.

Tenant break options, end of years 3 & 7.

Upwards only to open market value rent reviews, end of years 3 & 7.

3 months deposit.

2 months rent free.

Effectively Full Repairing and Insuring lease.

## PROPOSED FLOOR PLAN

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

## LEGAL COSTS

Each party to incur their own respective legal fees.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: D (expires July 2031).

## BUSINESS RATES

The rateable value currently covers the entire property and the shop will therefore need to be re-rated in due course.

## VIEWING

By appointment with Maggs & Allen.

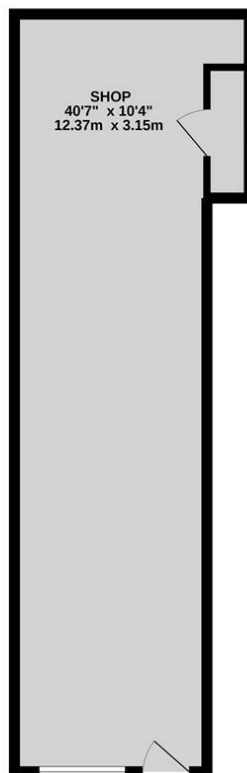
## VAT

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.

GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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