



95 STOKES CROFT

STOKES CROFT, BRISTOL, BS1 3RD



ASKING PRICE £395,000

A stunning Grade II mixed-use investment property situated in a popular and central location in Stokes Croft. The property has been extensively refurbished to create a ground floor studio, with a stunning 2 bedroom maisonette above. The ground floor is let at £12,000pa and the flat at £1,400pcm, i.e a total gross annual rent of £28,800pa.

In addition, there is a parcel of land to the rear which benefits from full planning consent for a 3 storey house, which is available by separate negotiation.

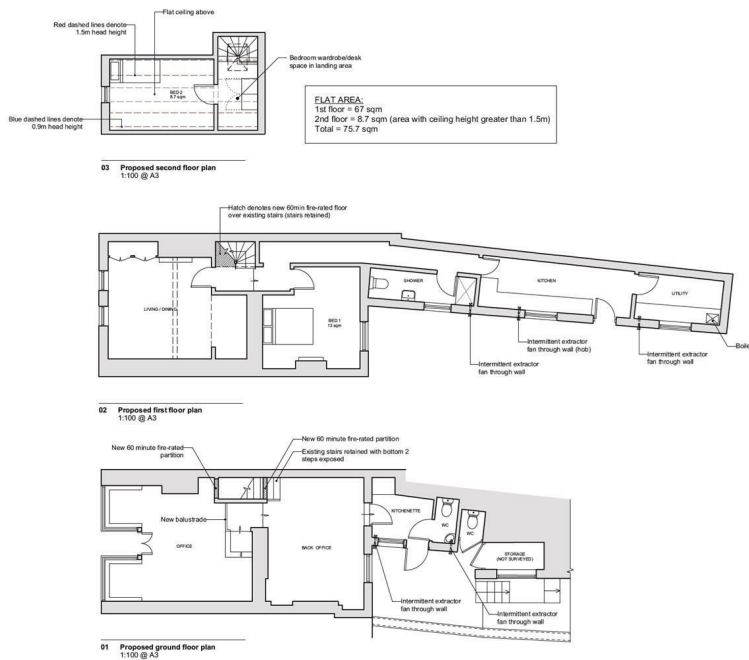
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DESCRIPTION

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In addition, there is a parcel of land to the rear which benefits from full planning consent for a 3 storey house, which is available by separate negotiation.

LOCATION

The property is situated in a highly desirable trading position in Stokes Croft, opposite The Carriage Works Development.

LAND TO REAR

To the rear of the site is a parcel of land which benefits from full planning consent for a 1 bedroom three storey house. This is available by separate negotiation at £150,000.

TENURE

Offered for sale on a freehold basis subject to the tenancy details below. Please note, the maisonette is known as The Flat, 3 Armada Place.

TENANCY DETAILS

SHOP

The shop is let to Studio Floc Limited on a 5 year term from January 2022 subject to a tenant break in January 2025, and is subject to a passing rent of £12,000pa plus service charge. The lease is drafted on an internal repairing and insuring basis plus service charge.

MAISONETTE

We understand the maisonette is let on a 12 month Assured Shorthold Tenancy basis at £1,400pcm and is due for renewal in the Summer of 2024.

VIEWINGS

By appointment.

BUSINESS RATES/COUNCIL TAX

Ground Floor: The Rateable Value with effect from April 2023 is £11,000.
Maisonette: Council Tax Band B

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D (expires September 2030)

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.

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.