



MAGGS
& ALLEN

35-37 STOKES CROFT

STOKES CROFT, BRISTOL, BS1 3PY

£1,525,000



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DESCRIPTION

A substantial mixed-use investment arranged as a ground floor shop, restaurant, 4 flats above, and 3 mews houses to the rear.

The property is fully let producing a gross annual rent of £120,000pa.

LOCATION

Situated in a popular location on Stokes Croft within close proximity of the Caribbean Croft, the Canteen and No. 51 Stokes Croft.

SCHEDULE OF ACCOMODATION

COMMERCIAL UNITS: Arranged as a retail unit and takeaway (approx. 1,816 ft²/ 168.7 m²)

MEWS HOUSE 1: 2 bedroom house (65m²)

MEWS HOUSE 2: 2 bedroom house (67m²)

MEWS HOUSE 3: 1 bedroom house (50m²)

FLAT 1: 1 bedroom flat (42m²)

FLAT 2: 1 bedroom flat (48m²)

FLAT 3: 1 bedroom flat (43m²)

FLAT 4: 1 bedroom flat (48m²)

FLOOR PLAN

The floor plan and areas provided are for indicative purposes only and should not be relied on. We understand the internal configuration of the commercial parts has since been amended.

VAT

We understand the property is elected for VAT and would therefore anticipate a sale by way of a Transfer of a Going Concern (TOGC).

VIEWING

Strictly by Appointment with Maggs and Allen

ENERGY PERFORMANCE CERTIFICATE

Ground Floor (Commercial): D

Mews House 1: C

Mews House 2: C

Mews House 3: C

Flat 1: D

Flat 2: D

Flat 3: D

Flat 4: C

TENANCY DETAILS

COMMERCIAL

The two commercial units are let on a 12 year effectively full repairing and insuring term from the 1st September 2020 at a passing rent of £33,000pa.

RESIDENTIAL

We understand the flats and houses are all let on Assured Shorthold Tenancy agreements on the following rents:

Mews House 1: £1,200pcm

Mews House 2: £1,300pcm

Mews House 3: £950pcm

Flat 1: £950pcm

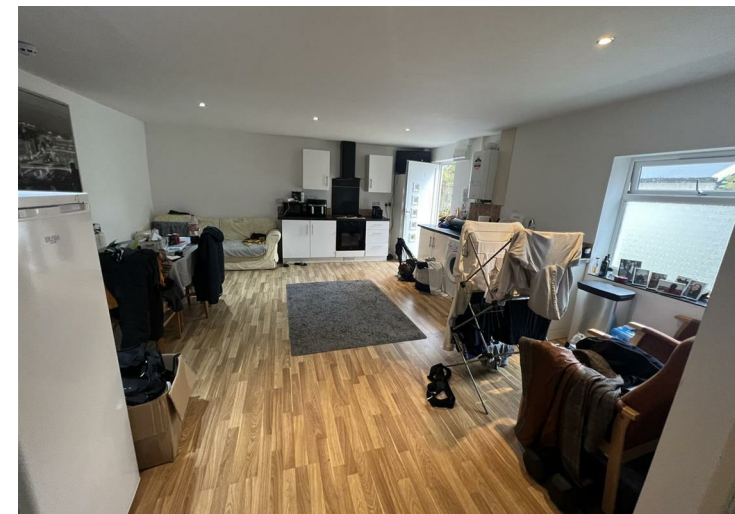
Flat 2: £950pcm

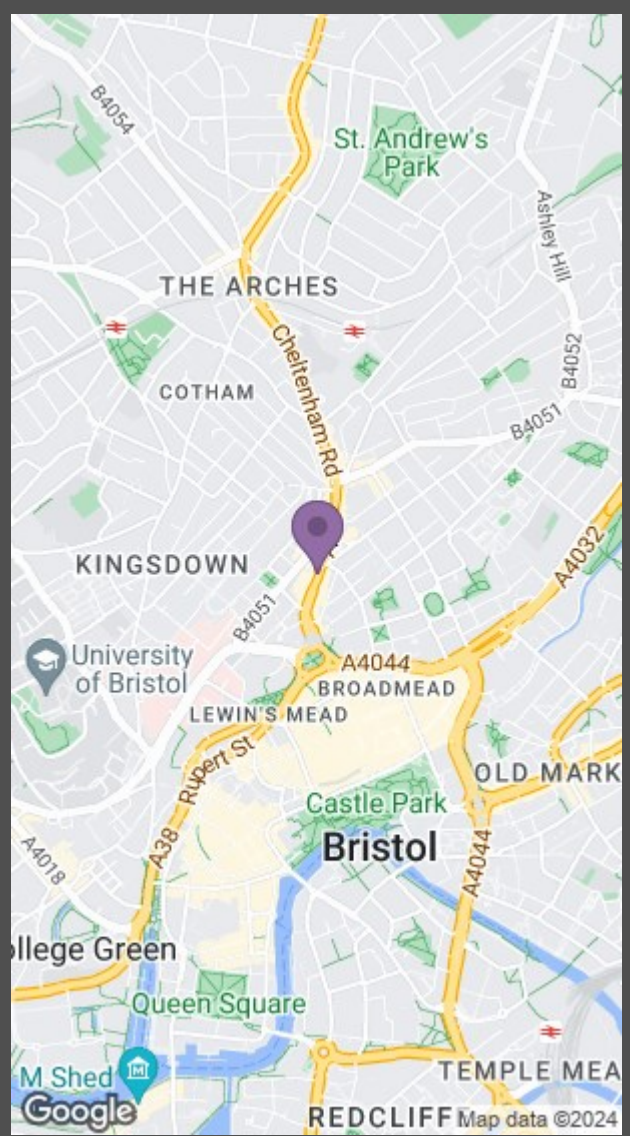
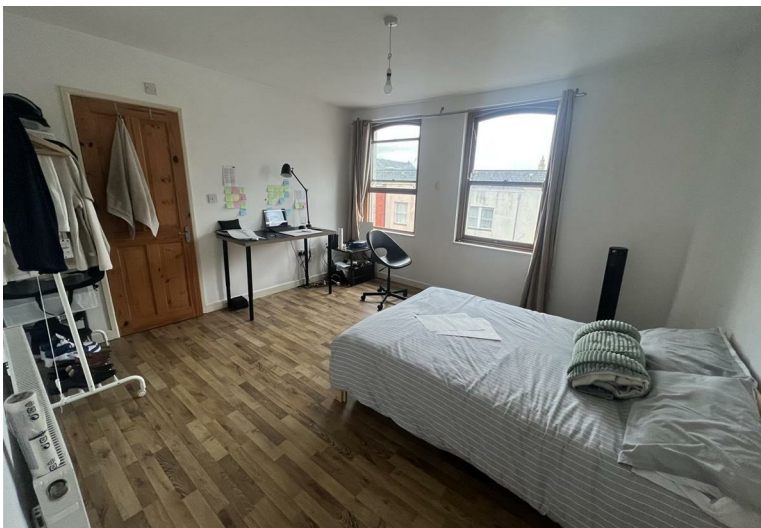
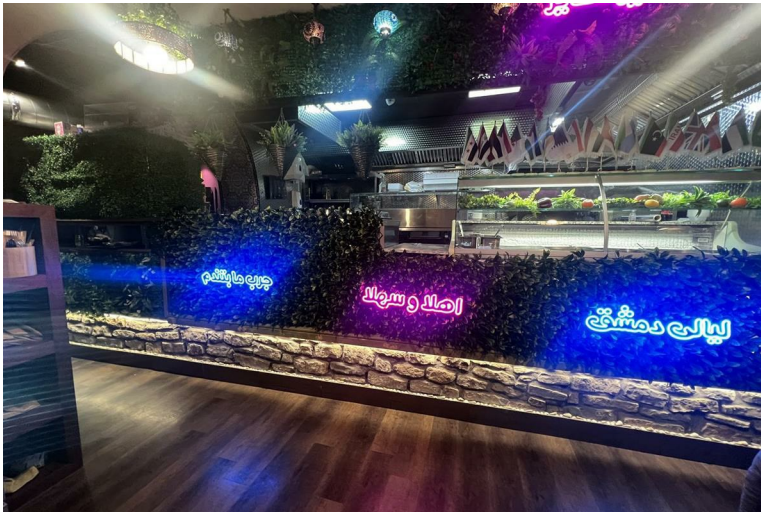
Flat 3: £950pcm

Flat 4: £950pcm

CONTROL OF ASBESTOS REGULATIONS

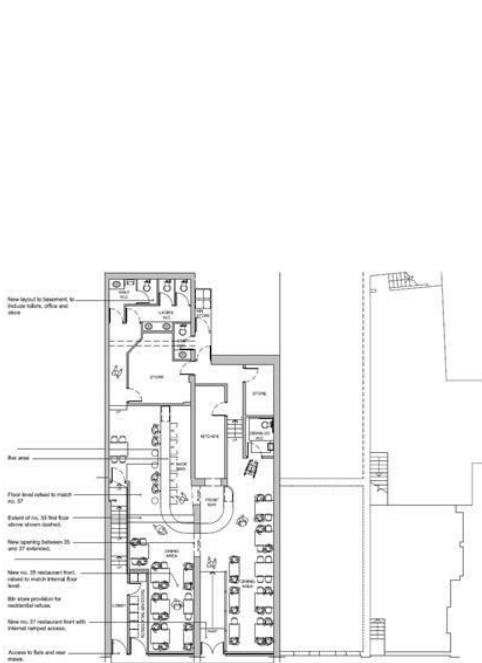
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



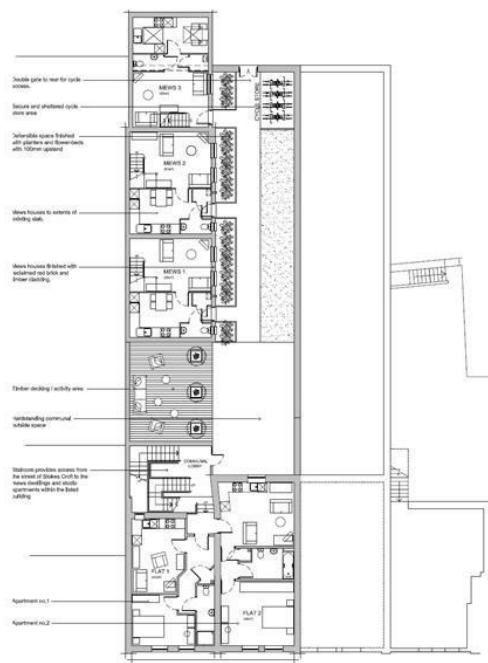


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

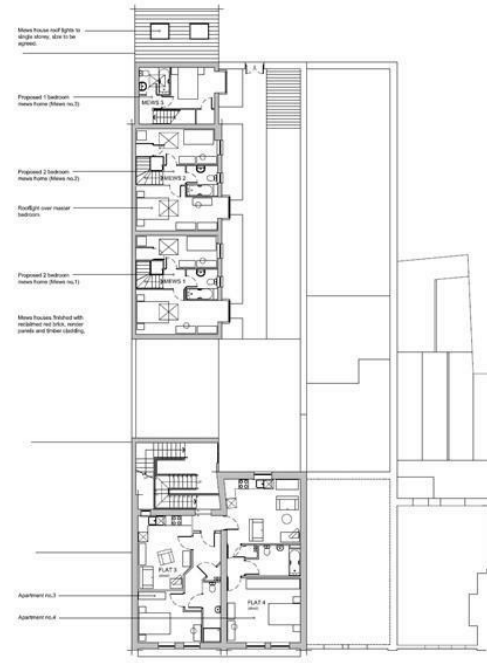




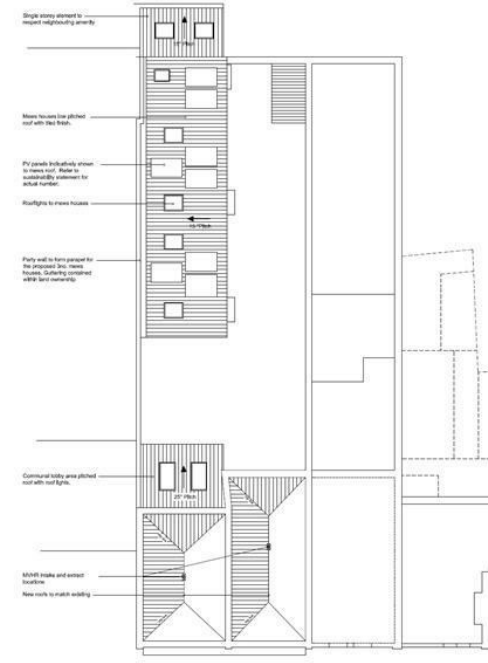
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

