

Bristol - 312 Wells Road BS4 2QG
Freehold Takeaway & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Bristol - 312 Wells Road BS4 2QG

Freehold Takeaway & Residential Investment



Investment Consideration:

- Purchase Price: £315,000
- Gross Initial Yield: 6.74%
- Rental Income: £21,220 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor takeaway and 2-bedroom self-contained flat above
- Situated opposite Broadwalk Shopping Centre with occupiers nearby including Superdrug, Iceland, Poundland, Greggs, B&M and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 312 (Ground Floor)	Takeaway: 68 sq m (732 sq ft) Open plan retail, kitchen, storage, wc	Miss Millies Fried Chicken Limited	10 Years from 29 June 2020	£13,000	Note 1: FRI Note 2: Rent review on 29.06.25 open market upward only Note 3: No breaks
No. 312 (First Floor)	Residential Flat: 61 sq m (657 sq ft) 2 bedrooms, kitchen, living room, bathroom	Individual	6 Months from 23 February 2024	£8,220	Note 1: AST Note 2: Deposit held of £650
Total				£21,220	

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Property Description:

The property comprises ground floor takeaway shop and 2-bed self-contained flat at first floor, providing the following accommodation and dimensions:

Ground Floor Takeaway: 68 sq m (732 sq ft)

Open plan retail, kitchen, storage, wc

First Floor Flat: 61 sq m (657 sq ft)

2 bedrooms, kitchen, living room, bathroom

Tenancy:

The takeaway is at present let to Miss Millies Fried Chicken Limited for a term of 10 years from 29th June 2020 at a current rent of £13,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 29.06.25 open market upward only. No breaks.

The residential flat is at present let on AST to an Individual for a term of 6 Months from 23rd February 2024 at a current rent of £8,220 p.a. Deposit held of £650.



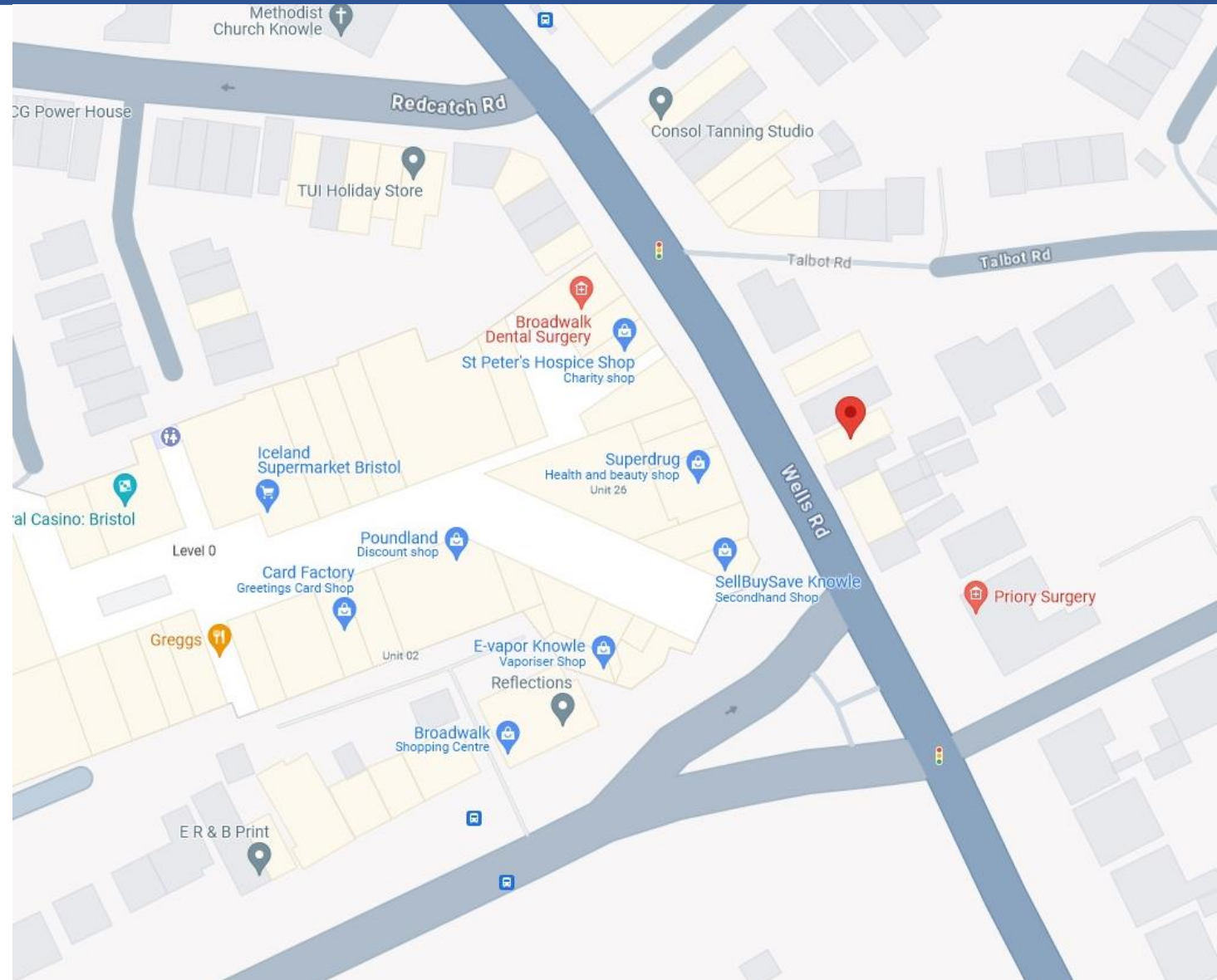
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Location:

Bristol is a city straddling the River Avon in the southwest of England with a prosperous maritime history. Its former city-centre port is now a cultural hub. Totterdown is an inner-suburb of Bristol, England, situated just south of the River Avon and to the south-east of Temple Meads railway station and the city centre. The property is situated opposite Broadwalk Shopping Centre with occupiers nearby including Superdrug, Iceland, Poundland, Greggs, B&M and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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