



## WEST STREET

ST. PHILIPS, BS2

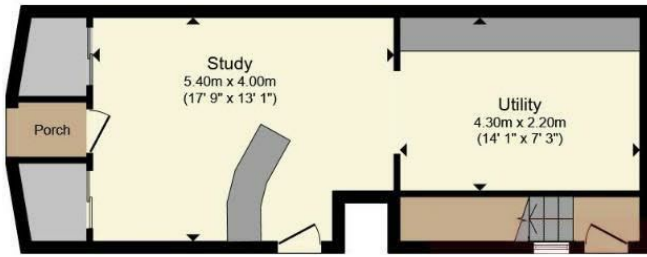
£450,000  
FREEHOLD

PMP international is proud to offer this great investment opportunity. Currently set up as a five-bedroom freehold maisonette and shop unit bringing in £47,400 per annum. (approx yield of 10.5%)

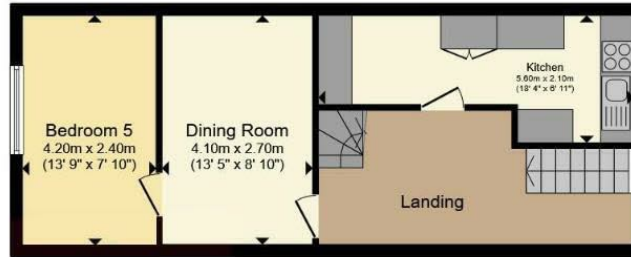
The maisonette has been updated and maintained to a high standard throughout with modern kitchen and bathrooms and good size bedrooms.

The property is located on West Street in the heart of Old Market and offers a range of independent shops, cafes including Old Market Assembly and The Barley Mow. Bristol City centre and Temple Quay are both a short walk away. Bristol Temple Meads train station is also with walking distance and offers a one hour and forty-minute train to London.

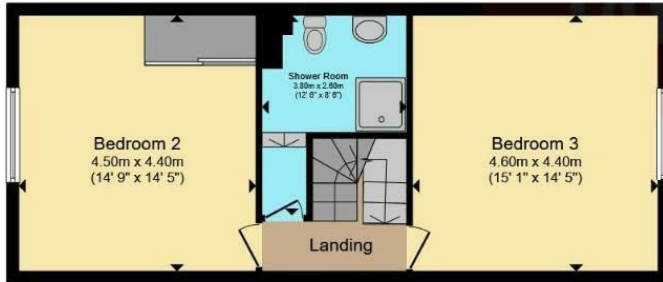
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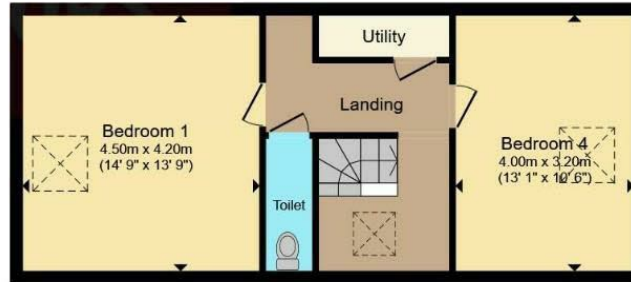
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 190.6 sq.m. (2,051 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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