



161 Hotwell Road, Bristol, BS8 4RY

Class E Unit For Sale

OIRO £215,000

653 sq ft (60.6 sq m)



Ground floor



Lower Ground

Location

These well-presented premises are located in a prominent location on the very busy Hotwell Road, which is one of the main arterial routes into Bristol City Centre from the South. The area is popular, and has benefitted from residential development over recent years. It is located very close to the City Centre, the wealthy Harbourside development and affluent residential areas of Cliftonwood and Clifton Village.

Description

The premises comprise a modern and stylish ground floor and lower ground floor commercial unit. The unit benefits from a fully glazed shop front, and internally the property is fitted to a high standard, with LED lighting, high quality flooring, fire alarm system, electric heating, WC and kitchenette. Currently fitted out as treatment rooms, the premises can be utilised for various uses.

Use

Class E - Commercial.

Asking Price

Offers in the region of **£215,000** exclusive for the long leasehold interest.

Tenure

We understand the property is held on a long leasehold basis for a term of **999 years** from **01st October 1999**.

Size & Floors

	Sq Ft	Sq M
Ground Floor	335	31.1
Lower Ground Floor	318	29.5
Total	653	60.6

Service Charge

The property is subject to an annual service charge which is currently at approximately £1,728 per annum.

Business Rates

Rateable Value: £11,500

Rates Payable (2023/24) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

VAT

We understand VAT is not chargeable.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

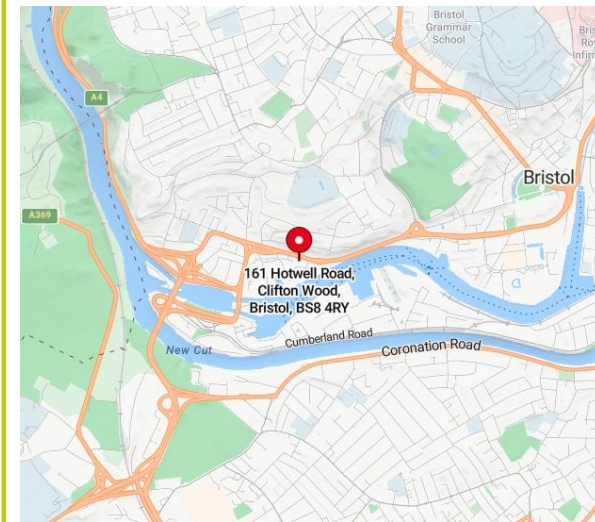
Anti Money Laundering

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers, who will need to provide the necessary documentation.

Energy Performance

Available on request.

Map



Viewings & Further Information

Viewings strictly by prior appointment

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