



For Sale

250 Stapleton Road, Bristol, BS5 0NT

Summary

- Freehold premises
- Suitable for a variety of uses (subject to planning)
- Ground Floor Corner Unit with return frontage
- Roadside & pavement presence
- High Footfall location

£150,000

CONTACT THE AGENT

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Exeter Office

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Location:

The property is located on the corner junction of Stapleton Road and Oxford Place. Stapleton Road is a major route between the city centre (Old Market) and the north of the city and is very busy with both pedestrian and road traffic.

The immediate area around the property is the main high street through Easton. The surrounding occupiers are mainly independents, with numerous food operators, convenience stores and travel agents. The opposite side of the road is mainly residential properties.

Description:

The property consists of a prominent former William Hill outlet located in secondary retail pitch in the inner city area of Easton. The property benefits from return frontage with significant roadside & pavement presence. Suitable for a variety of uses subject to planning.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a Net Internal basis

	sq m	sq ft
Ground Floor Sales	59.70	642
Ground Floor Storage	5.10	55
Ground Floor Staff/Customer W/C	-	-
Total	64.80	697

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An EPC has been procured and will shortly be available from the marketing agent.

Planning:

As a former betting shop, the property benefits from Sui Generis use which under new planning rules is a wider class than the old system. Included within Sui Generis is Hot Food Takeaway which is a use likely to suit future occupiers. Interested parties should make their own enquiries on planning amendments.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,000. Therefore making the approximate Rates Payable £4,990 per annum for 2020/21.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Bristol City Council.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

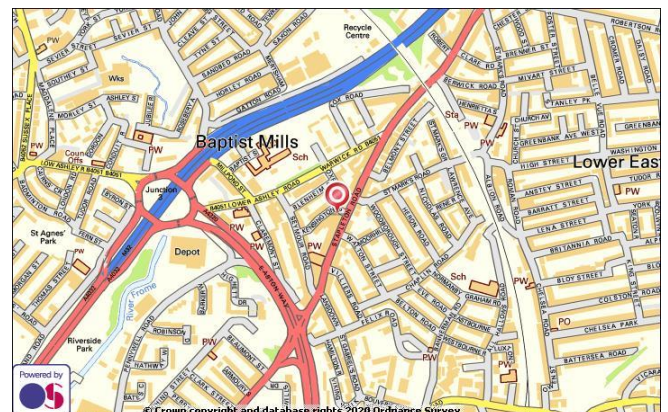
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.