



TO LET/ FOR SALE

28 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PA

LOCATION

The premises front busy A38 Filton Road, Bristol, close to its' junction with Monks Park Avenue which is 1/2 mile from Southmead Hospital. This mid terraced property immediately adjoins Brookfield Mobility and Zanky's Deli amongst other convenience and specialist occupiers that include a Co-Op Convenience store and Well Pharmacy.

Horfield Sports centre is 200m away and restricted on street car parking is available immediately outside.

ACCOMMODATION

Arranged as a ground floor lockup shop with a self-contained 2 bed maisonette above, accessed from the front. The residential element is currently let on an existing Assured Shorthold Tenancy.

The approximate net internal areas and dimensions for the ground floor are:

SHOP		
Gross Frontage	5.18 m	(17ft)
Maximum Internal Width	4.98 m	(16 ft 4)
Shop Depth	17.7 m	(58 ft)
Ground Floor	71.07 sq m	(762ft ²)
MAISONETTE		
2 bedrooms, 2 bathrooms, kitchen and lounge		

CONTACT

Carter Jonas LLP
St Catherine's Court
Berkeley Place
Bristol, BS8 1BQ

carterjonas.co.uk/commercial

William Pattemore

Surveyor

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Partner

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IMPORTANT INFORMATION

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TERMS

EITHER

A new full repairing and insuring lease is available for a term to be agreed incorporating 5 yearly rent reviews on the ground floor shop at a rent of **£11,950 per annum exclusive**.

OR

The freehold of the entire building at a price of **£345,000**.

The shop would be provided with vacant possession with the maisonette currently occupied on an AST providing an income of £795 pcm.

RATES & Council Tax

Shop

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £4,700

It is understood that no rates are payable until 30 June 2021 and may extend beyond this period <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>. Interested parties are advised to satisfy themselves that this assessment is correct and that any relief applies their the intended use.

Flat

Council Tax Band A. <https://www.gov.uk/council-tax-bands>

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

Rated as 'E'. A certificate is available upon request.

VIEWINGS

Strictly via sole letting agents:

Will Pattemore

William.pattemore@carterjonas.co.uk

0117 403 9946/ 07788 339883

Stuart Williams:

stuart.williams@carterjonas.co.uk

0117 363 5693/07771 820 054

at this office.

For details of all commercial properties marketed through this firm please visit:

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March 2021

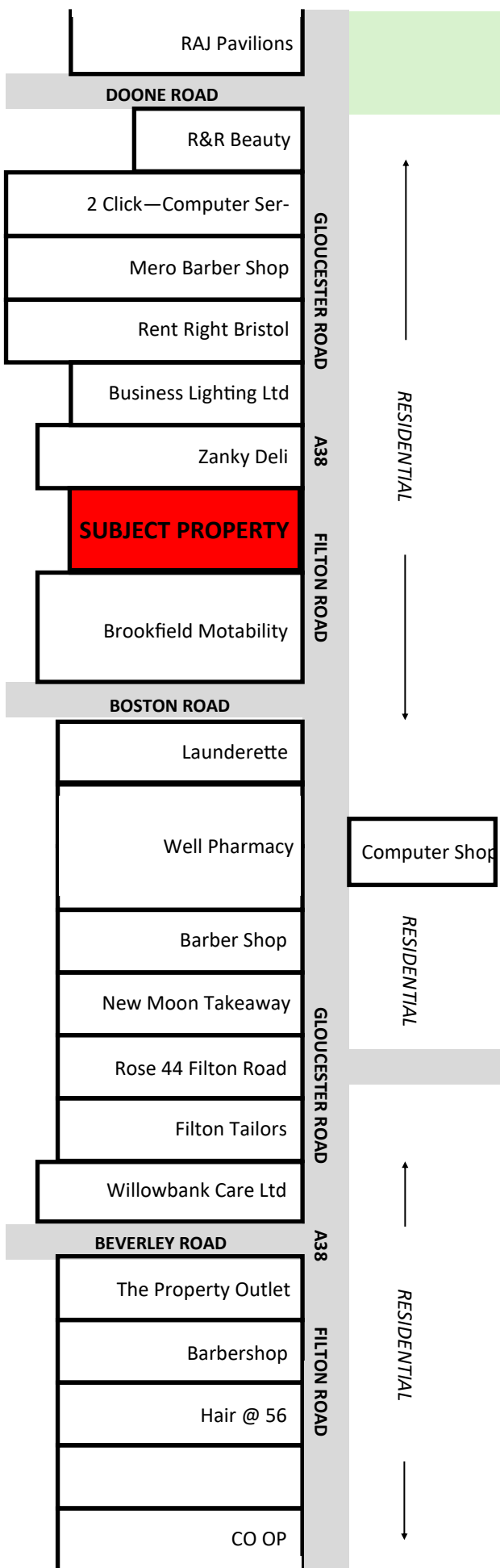
SUBJECT TO CONTRACT

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