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Property Consultants

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commercial

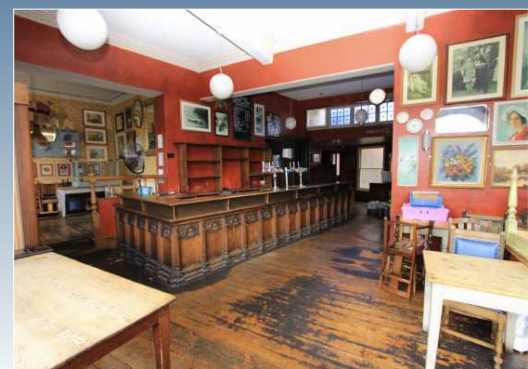


101-107 Wells Road, Totterdown, Bristol, BS4 2BS

£735,000

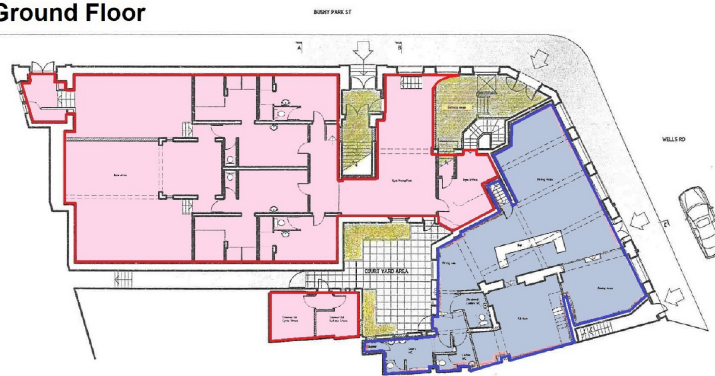
A ground floor Cafe/Bar (approx 1,500 sq ft plus beer cellar) and Gym (approx. 3,125 sq ft plus outside store) situated in a prominent position on Wells Road, Totterdown within easy reach of Bristol Temple Meads Train Station.

The Gym is let at £30,000pa and lease terms have recently been agreed for the Cafe at £24,000pa on a new 15 year effectively full repairing and insuring basis. ie a potential gross rent of £54,000pa.

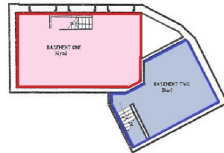


101-107 Wells Road, Totterdown, Bristol, BS4 2BS

Ground Floor



Basement



DESCRIPTION

Commercial investment comprising a self contained cafe/bar (previously let to The Loungers Group) of approximately 1,500 sq ft with additional beer cellar. Terms have recently been agreed for a new 15 year term at £24,000pa (plus service charge). The gym provides approximately 3,125 sq ft with additional outside store and is let at £30,000pa (plus service charge). We understand vacant possession of the gym may be available if required.

LOCATION

Situated on the junction of Wells Road and St John's Lane within close proximity of Tesco Express.

101-104 WELLS ROAD

Let to an individual trading as the Totterdown Gym 15 year term from July 2012 at a current rent of £30,000pa on an internal repairing and insuring term subject to service charge. The lease is subject to a tenant break option and rent review in July 2022. We understand there is a possibility vacant possession could be requested if required.

107 WELLS ROAD

Previously let to The Loungers Group, terms have recently been agreed to a new tenant for a term of 15 years at a rent of £24,000pa (plus service charge), subject to a 5 yearly rent review and tenant break option. 6 Months deposit has been agreed and a 6 months initial rent free period.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon. The internal layout has changed since the production of the floor plan.

ENERGY PERFORMANCE CERTIFICATE

103-105 Wells Road Rating: TBC
107 Wells Road Rating: E

VIEWING

Strictly by appointment with Maggs and Allen only

BUSINESS RATES

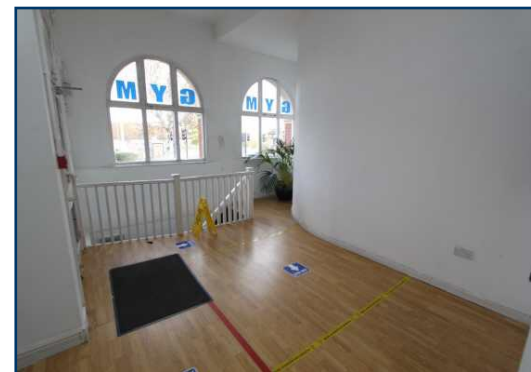
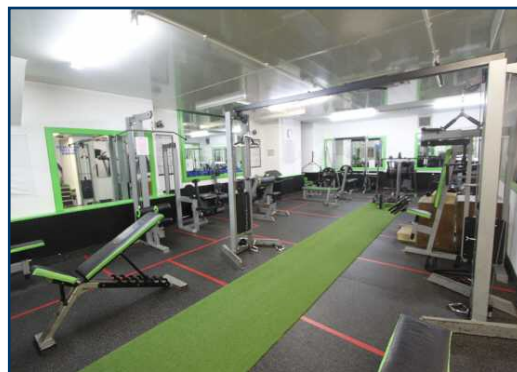
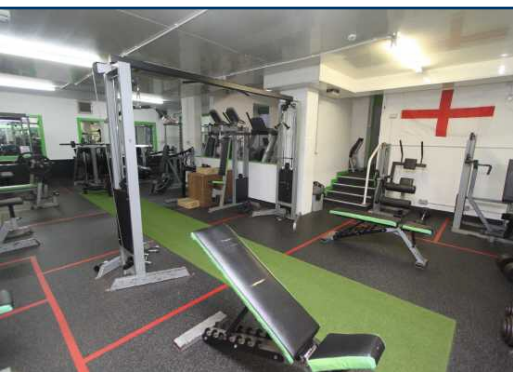
The rateable value with effect from April 2010 is £17,500 for the Cafe and £16,250 for the Gym demise.

VAT

All figures quoted are exclusive of vat unless otherwise stated.

CONTROL OF ASBESTOS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.



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