

HOOTONS

RETAIL INVESTMENT



51 GLOUCESTER ROAD, BISHOPSTON, BRISTOL BS7 8AD

www.hootons.co.uk

The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY

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INVESTMENT SUMMARY

- Retail tenant holding over but with significant rental growth potential.
- Well located within the busiest part of Gloucester Road.
- Small lot size.
- Part residential conversion potential.

LOCATION

The property is located within Bristol's suburb of Bishopston, approximately 1 mile north of the city centre. The property fronts directly onto Gloucester Road, which forms part of the A38, a principal arterial road linking the city centre with the northern suburbs of Bishopston, Horfield and Filton.

SITUATION

The area comprises a well-established commercial centre. The property adjoins Boots the Chemist, with other properties in the same rank including a local chemist, hair salon, fashion outlets, Subway takeaways and local restaurants, whilst directly opposite on the The Promenade occupiers include a Sainsbury's Local store Salvation Army Charity Shop, Costa Coffee, Shelter and a number of café/bars.

DESCRIPTION

The property comprises a terraced two storey building arranged as a retail unit with ancillary accommodation. On the ground floor there is a retail area store room, and WC, while on the first floor there is a kitchen, WC and office/store room. Externally there is a rear yard with access to outside store rooms.

ACCOMMODATION

The internal areas are as follows:-

		m ²	ft ²
Ground Floor	Shop area	44.80	482
	Ancillary Storage	21.60	233
	Outside Stores	4.50	48
First Floor	Kitchen	9.0	97
	Office /store	44.7	481

TENANCY

The property is let to Mr P Kavanagh T/A P K Music Exchange who is holding over on a 3 year full repairing and insuring lease from the 29 May 2006. The annual rental is £12,500 per annum exclusive.

PROPOSAL

We have been instructed to seek offers in the region of £195,000 (one hundred and ninety five thousand Pounds) for our client's freehold interest.

VAT

VAT is not chargeable.

EPC



INSPECTION ARRANGEMENTS

For further information or to arrange an inspection please contact

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