



**RETAIL/RESIDENTIAL INVESTMENT
70 WHITELADIES ROAD, CLIFTON, BRISTOL BS8 2QA**



INVESTMENT CONSIDERATIONS

- Situated on the well known Whiteladies Road in Clifton
- Restaurant with upper floors mainly used as residential accommodation
- Restaurant let on the equivalent of an FRI lease
- Upper floors let on a lease with a rolling landlords break clause
- Potential to create a number of flats within the top three floors
- Freehold interest to be sold with a current income of £44,000 per annum
- Our client is seeking offers in excess of £800,000 (Eight hundred thousand pounds), subject to contract

LOCATION

Bristol is the regional capital of the South West and is located approximately 120 miles west of London. It is the 5th largest conurbation in the UK and the city has an estimated population of 550,000 persons and is ranked the 3rd highest per capita GDP after London and Nottingham. Communications are good with links to the motorway network (M4 and M5), two mainline railway stations and an international airport.

SITUATION

The property is prominently located fronting Whiteladies Road, one of the main arterial routes into Bristol, linking the city centre with the affluent suburbs of Clifton, Cotham and Redland.

Other nearby occupiers include: Sofa Workshop, Café du Jour, Richer Sounds and the various occupiers of Clifton Down Shopping Centre, which includes a Sainsburys Supermarket.

DESCRIPTION

The property comprises a basement, restaurant on ground floor and first floor, with two further floors of residential accommodation.

There is a small courtyard/garden area to the rear of the premises.

We understand that mains services are connected to the property.

ACCOMMODATION

The property has the following approximate net internal floor areas:

Description	Sq Ft	Sq M
Basement	1,004	93.31
Ground Floor (Sales and Kitchen)	1,147	106.61
First Floor – 2 rooms and 2 WC's		
Second Floor – 4 rooms and 2 bathrooms		
Third Floor – 3 rooms and 1 bathroom		

TENANCIES

The premises are let on two leases as follows:-

Premises	Tenant	Trading as	Lease	Rent reviews	Rent pa
Basement & part ground floor	Mr & Mrs V Vongsakul	Clifton Thai	Twenty years from 25 March 2012, effectively FRI	Five yearly	£31,400
Part ground floor, first, second & third floors	Mr & Mrs V Vongsakul		Twenty years from 25 March 2012 with a rolling landlords break clause subject to 12 months' notice	Five yearly	£12,600

EPC

The property has been assessed with the following ratings (EPCs available upon request):

Clifton Thai E (104)

VAT

The Property has not been elected for VAT purposes.

PROPOSAL

We are seeking offers in excess of £800,000 (Eight hundred thousand Pounds) subject to contract for our client's freehold interest. Alternatively the company which holds the property, as its only asset, could be purchased.

FURTHER INFORMATION

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Subject to Contract | Exclusive of VAT | February 2019