

3 Lower Redland Road

BRISTOL BS6 6TB

Investment opportunity -
mixed use building
Ground floor lock-up shop
and 2 x 1 bed flats



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INVESTMENT CONSIDERATIONS

- Located in an affluent area popular among students and professionals.
- Ground floor retail unit let to The Bristol Artisan who have been in occupation since 2019.
- 2 x 1 bed flats let on AST Agreements.
- Total income £41,008 per annum.
- Seeking offers in excess of £500,000 which shows a net initial yield of 7.83%
- Shop lease outside the Act.
- Potential to sell off residential accommodation.

LOCATION

Bristol is the fifth largest conurbation in the UK and capital of the South West, situated approximately 120 miles west of London, 88 miles south of Birmingham and 78 miles north of Exeter.

Excellent road communications are provided with the M5/M4 motorway interchange situated 4 miles north of the City Centre. The M32 motorway provides a fast link from the City Centre to Junction 19 of the M4, 5.5 miles to the north east. The M48 and M49 motorways give access to South Wales via both Severn Crossings.

SITUATION

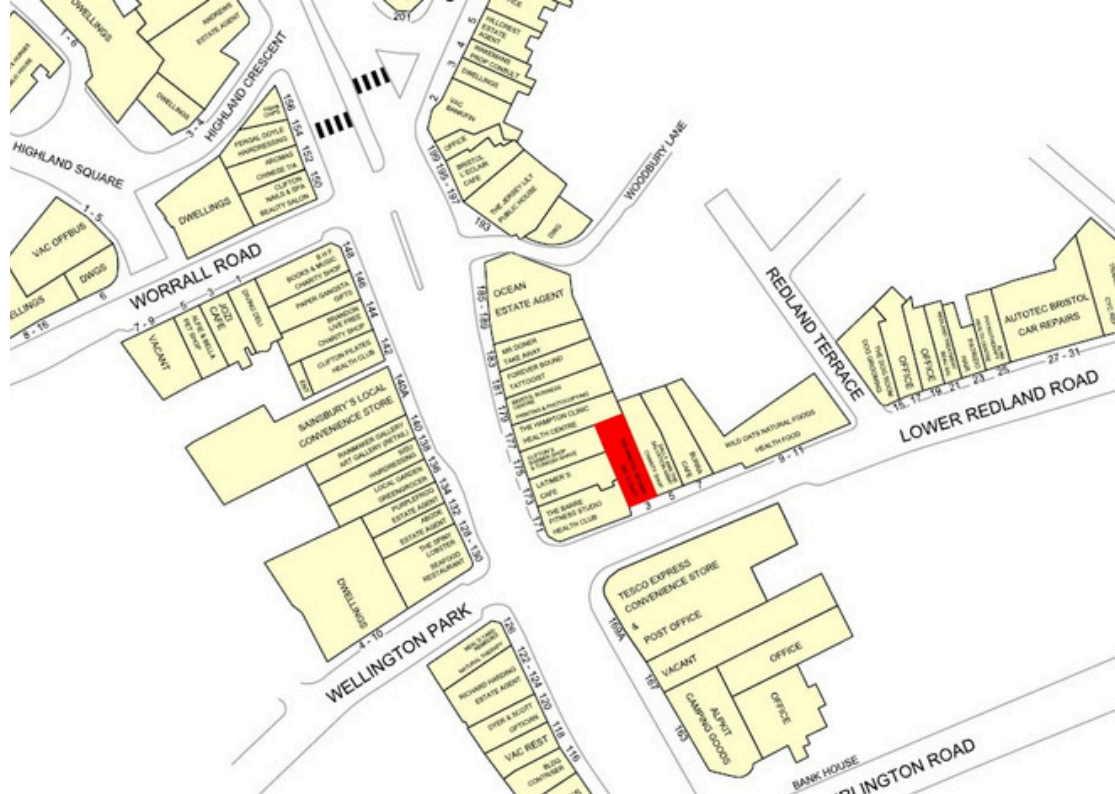
The premises is situated on Lower Redland Road, just off Whiteladies Road. Whiteladies Road is one of the main arterial routes into Bristol, linking the City Centre with the affluent suburbs of Clifton, Cotham and Redland.

The property is close to Burra Cafe, Wild Oats Health Food and the Salvation Army who are all located on Lower Redland Road. It is also close to Tesco Express, The Barre Fitness Studio and Spiny Lobster on Whiteladies Road.



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DESCRIPTION

The property comprises a ground floor and basement retail unit totalling 774 sq ft (71.91 sq m) as well as two one-bedroomed flats on the upper floors accessed from the front of the property.

The ground floor shop is fitted out with tiled flooring, spot lights and lined walls. The self-contained flats each have a living room, bedroom and bathroom.

TENURE

Freehold

TENANCIES

The retail shop is let to S Rees t/a The Bristol Artisan on an ex-Act IRI Lease for a term of five years from 5th April 2024 at a rent of £13,000 per annum. The Lease is subject to a tenant's break on 5th April 2027. The flats are let on AST's at £13,824 pa and £14,184 pa respectively.

RENTS

Shop rent : £13,000 per annum exclusive.

Flat rents : £28,008 per annum

Total Rents : £41,008 per annum

AREAS

The shop has the following approximate net internal floor areas:

Description	Sq Ft	Sq M
Ground Floor Retail Shop	539	50.07
Basement Store	235	21.83
Flats	740	68.75
Total	1,514	140.65

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PROPOSAL

We are seeking offers in excess of £500,000 (five hundred thousand pounds) which shows a net initial yield of 7.83% after deducting costs of 4.7%.

VAT

We understand that VAT is not chargeable.

BUSINESS RATES

Rateable Value : £8,600 / Council Tax A (flats)
Rates Payable 2025/26 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

EPC

Retail D(93)
Flat A D (67)
Flat B D (57)

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

CONTACT

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