

Retail Investment - For Sale

255 North Street, Bedminster BS3 1JN



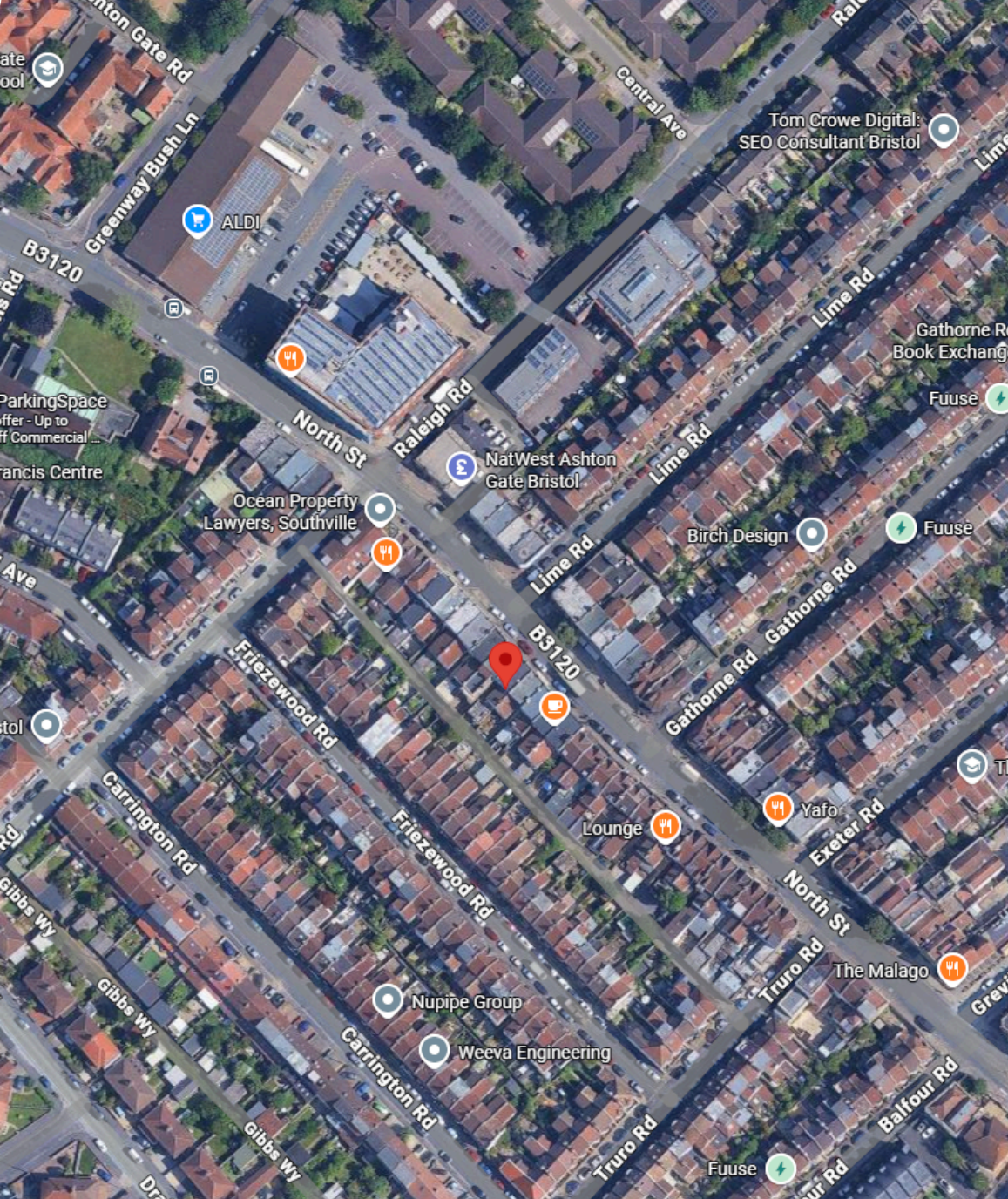
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Executive Summary

- Freehold ground floor retail investment opportunity
- Offers in excess of **£200,000**, reflecting a **Reversionary Yield of 9.87%**
- Ancillary storage & W/C
- High footfall location
- ERV income of £20,000 per annum

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Location

The property occupies a prominent position along North Street, Bedminster, within a well-established retail parade approximately 1 mile south-west of Bristol City Centre.

North Street is a busy local retailing thoroughfare serving the residential areas of Bedminster and Southville, with a strong mix of independent retailers, convenience stores, cafés, restaurants and national occupiers.

The property benefits from excellent connectivity, with the A38 approximately 0.5 miles east providing direct access to Bristol City Centre and Bristol Airport (approximately 7 miles south). The A370, approximately 0.7 miles west, connects to Junction 18 of the M5 (approximately 5 miles north-west). Bedminster Railway Station, approximately 0.4 miles east, provides regular services to Bristol Temple Meads, with onward mainline connections to London Paddington and major regional centres.

TENANCY SCHEDULE

Premises	Tenant	Lease Start	Lease Expiry	Break Clause	Rent Review	Annual Rent	Size sq ft	ERV	Comments
255 North Street, Bedminster	Done Brothers (Cash Betting) Limited	29/09/2004	29/09/2019	-	-	£15,000	946	£20,000	Asset management opportunity for lease renewal.

DESCRIPTION

The property comprises a ground floor retail unit within a three-storey, mid-terraced building of traditional brick construction, with self-contained residential flats above accessed via a separate entrance.

The unit benefits from a glazed frontage onto North Street and is currently occupied by Betfred.

Internally, the accommodation is arranged as an open-plan sales area to the front with ancillary space, WC and storage to the rear, with finishes including carpet and timber effect flooring beneath suspended ceilings with recessed lighting.



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Proposal

Our client is seeking offers in excess of **£200,000 (Two Hundred Thousand Pounds)** for the freehold, subject to contract and excluding VAT. A purchase at this price will provide a **Reversionary Yield of 9.87%**, assuming purchasers costs of 2.35%.



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Commercial Property
Management



Valuation & Lease
Advisory



Agency & Investment



Building Consultancy

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, where applicable and following agreement of terms the tenant/purchaser will be required to provide certain identification documents.

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