

Weston Super Mare - 96 Moorland Road, Avon BS23 4HT
Freehold Shops and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £220,000
- Gross Initial Yield: 7.72%
- Rental Income: £16,980 p.a.
- VAT is NOT applicable to this property
- Comprising a shop, food store and self-contained two bedroom flat
- Prominent local frontage in a residential area
- Occupiers nearby include The Sea Shell (opposite), Memorable Moments Nursery (adjacent), The Post Office, Shaws Chemist, Total Care at Home and Kool Kutz pet grooming amongst a number of local occupiers



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 96 (Ground Floor Shop)	Gross Frontage: 7.30 m (23'11") Net Frontage: 2.80 m (9'2") Return Frontage: 4.85 m (15'11") Shop Depth: 11.90 m (39'0") Ground Floor: 75.30 sq m (811 sq ft)	Mr P Roche t/a Roche Hairdressers	3 years from 24 June 2014	£8,100	Note 1: IRI subject to schedule of condition Note 2: Holding over Note 3: Deposit held £1,125 Note 4: Tenant has been in occupation since 2007
Flat 1: 96B (First Floor Flat)	Flat - Comprises 3 Rooms, Kitchen, Bathroom and Separate WC 78 sq m (839 sq ft)	Individual	12 months from 2004	£5,280	Note 1: AST Note 2: Holding over Note 3: Deposit held £425 Note 4: Tenant has been in residence for many years
No. 96C (Ground Floor Rear)	Gross Frontage: 7.30 m (23'11") Shop Depth: 4.60 m (15'1") Ground Floor: 26.66 sq m (287 sq ft)	Nordic Botanics Ltd t/a Health Food Store (personal guarantee)	1 year from 5 April 2019	£3,600	Note 1: FRI Note 2: Holding over Note 3: Deposit held £600

Total

£16,980

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Property Description:

The property is arranged on ground and one upper floor to provide a ground floor shop, currently trading as a hairdresser with a self-contained flat above. To the rear of the property is a ground floor workshop, accessed off Lyndhurst Road. The property benefits from parking for approximately 2 cars.

The property provides the following accommodation and dimensions:

Ground Floor Shop

Gross Frontage: 7.30 m (23'11")
Net Frontage: 2.80 m (9'2")
Return Frontage: 4.85 m (15'11")
Shop Depth: 11.90 m (39'0")
Ground Floor: 75.30 sq m (811 sq ft)

Ground Floor Rear Commercial Unit

Gross Frontage: 7.30 m (23'11")
Shop Depth: 4.60 m (15'1")
Ground Floor: 26.66 sq m (287 sq ft)

First Floor Flat

Comprises 3 Rooms,
Kitchen, Bathroom
and Separate WC
78 sq m (839 sq ft)



Tenancy:

The Ground Floor Shop is at present let to Mr P Roche t/a Roche Hairdressers for a term of 3 years from 24th June 2014 (Holding Over) at a current rent of £8,100 per annum and the lease contains internal repairing and insuring covenants. The First Floor Flat (No. 96B) is at present let on an AST to an individual for a term of 12 months from 2004 (Holding Over) at a current rent of £5,280 per annum. The Ground Floor Rear shop (No. 96C) is at present let to Nordic Botanics Ltd t/a Health Food Store (personal guarantee) for a term of 1 year from 5th April 2019 (Holding Over) at a current rent of £3,600 per annum and the lease contains full repairing and insuring covenants. We have been told that discussions are happening to renew the lease for a longer duration.

Location:

Weston-super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol, and serves a resident population of 80,000 and a core catchment of 199,000. The town is within 4 miles of Junction 21 of the M5 Motorway and has regular rail services. The property is situated on the south side of Moorland Road, at its junction with Lyndhurst Road in a predominantly residential area. Occupiers close by include The Sea Shell (opposite), Memorable Moments Nursery (adjacent), The Post Office, Shaws Chemist, Total Care at Home and Kool Kutz pet grooming amongst a number of local occupiers.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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