





Freehold investment for sale

- Freehold shop and flat.
- Corner plot.
- Potential for further development (STP).
- Currently producing £12k per annum.
- Asset management opportunities to enhance income.

LOCATION

The property is located in a prominent position on the corner of Rodway Road and Durbin Road in Patchway, on the northern fringes of Bristol. Bristol City centre lies approximately 6 miles to the south whilst access to the motorway network is easily gained via Junction 17 of the M5, approximately 1 mile to the north. Patchway train station is approximately 1.2 miles from the property.

SITUATION

The property forms one of several retail premises making up a local retail parade that includes Spar and Co-Operative Funeral Care. The immediate surrounding area comprises mostly residential properties although notable commercial occupiers include Avon Fire & Rescue (Patchway branch) situated opposite the property and Patchway Community Centre.

124 Rodway Road, Patchway, BS34 5PG

DESCRIPTION

The property comprises a 2-storey building arranged as a retail unit (currently in use as a betting shop) on the ground floor with redundant flat on the first floor to which there is no access. Internally, the ground floor provides open plan sales space with ancillary storage and WCs located at the rear. We were unable to access the first floor but understand it comprises a two-bedroom flat. The tenant is responsible for reinstating the internal staircase at lease expiry. To the side and rear are gardens and a garage, which provide some scope for development, subject to the necessary consents & agreements.

ACCOMMODATION

We have measured the accommodation to comprise the following approximate net internal basis in accordance with the RICS Measurement Statement (2nd Ed):

Ground Floor	134.32 sqm	1,446 sqft
First Floor *	78.98 sqm	850 sqft
Total	213.3 sqm	2,296 sqft

*We were unable to access the first floor but have estimated it is circa 850 sqft on a GIA basis. Access can be arranged to the first floor with suitable prior notice.

TENURE

Freehold - Title No. GR214431

OCCUPATIONAL LEASE

The whole is currently let to William Hill Organization Limited (Company No: 00278208) on a full repairing and insuring lease from 16 December 2024 for a term of 10 years, expiring 15 December 2034. The lease contains tenant only break clauses on 24 December 2029 & 24 December 2032 as well





as an upwards only rent review on 29 September 2029. The current rent is £12,000 per annum. The Lease is granted inside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II)

EPC

The Property has an EPC rating of C 57 (Ref. 9706-3073-2670-7108-3257).

PROPOSAL

We are instructed to quote a guide price of £175,000 excl. VAT for the freehold interest, representing a net initial yield of 6.74% with scope for improvement, subject to negotiations with the tenant.

ANTI-MONEY LAUNDERING

The purchaser will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

VAT

VAT is applicable to the purchase price.

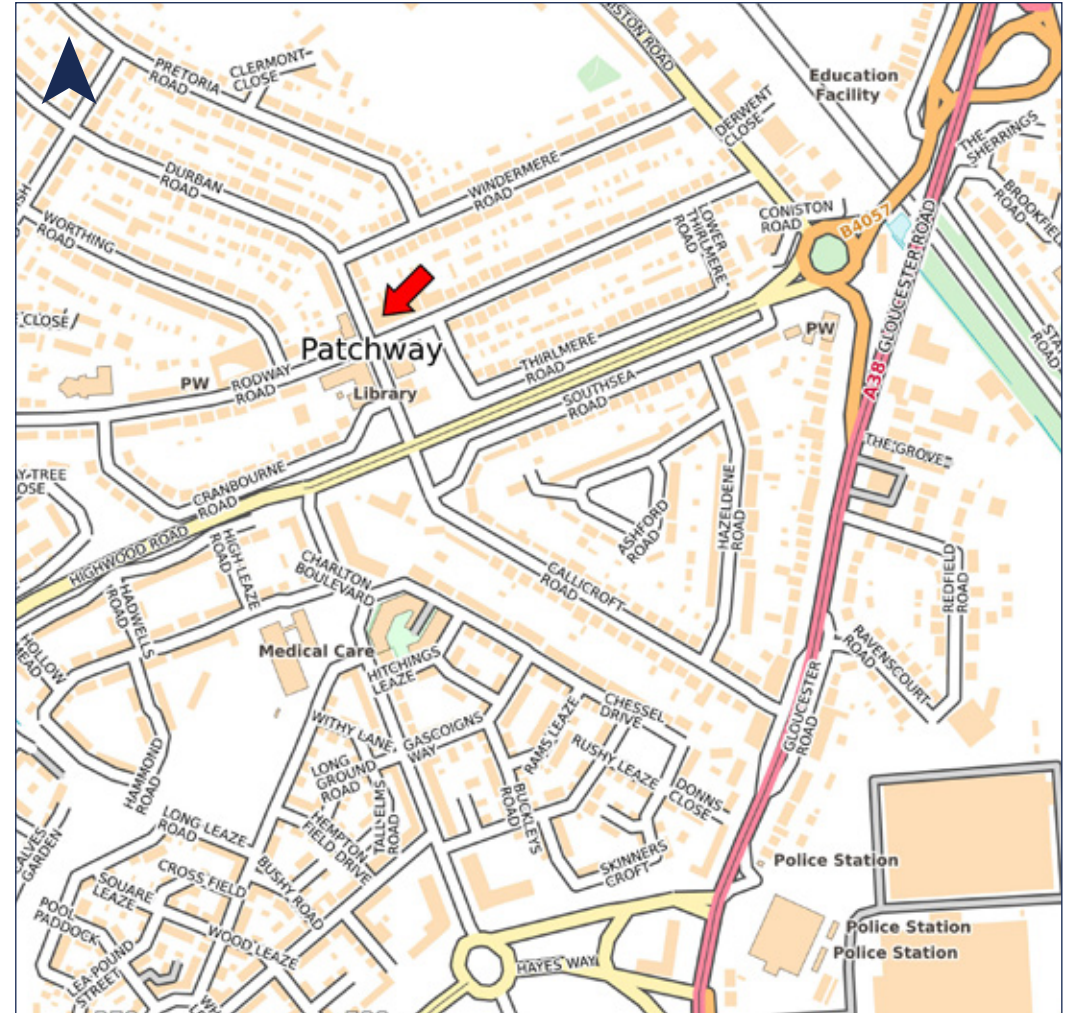
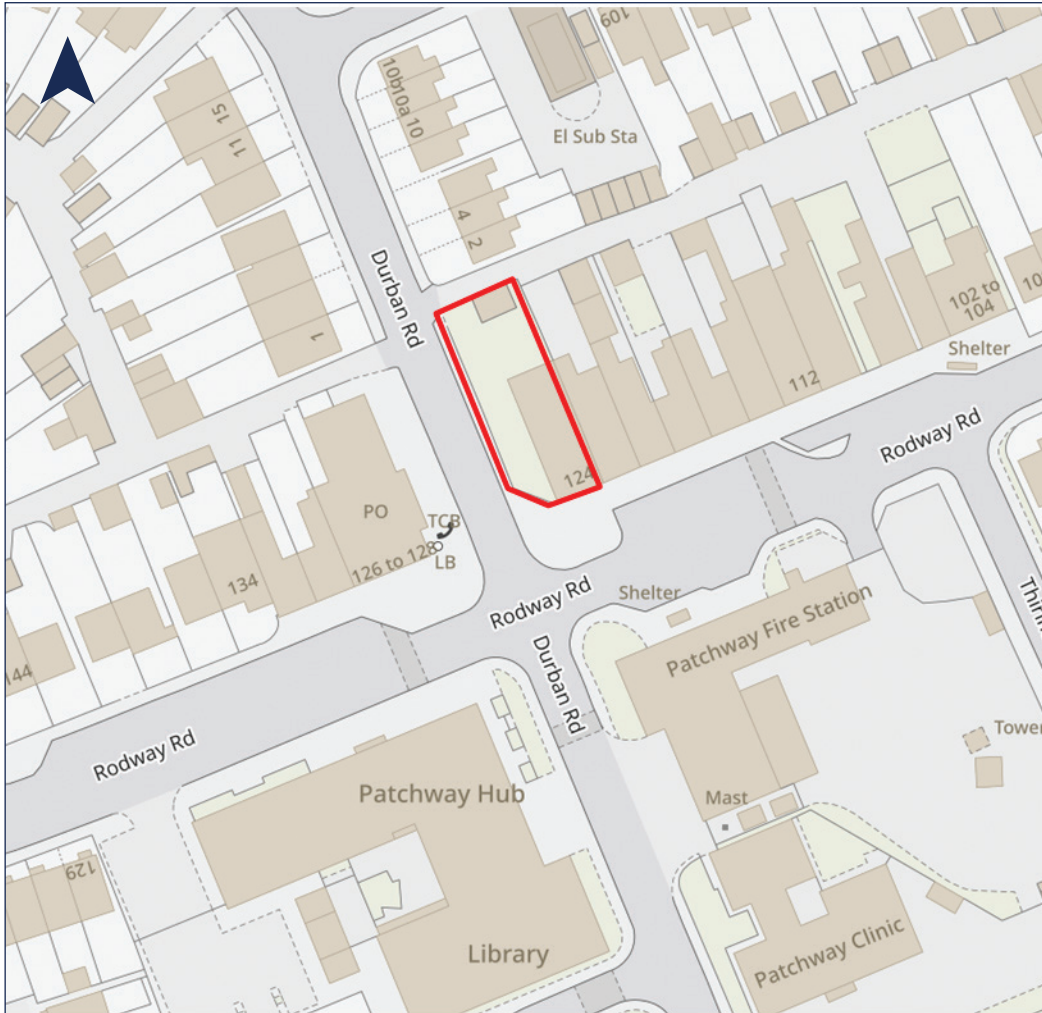
FURTHER INFORMATION

For further information or to arrange in inspection, please contact the sole agents, CSquared LLP.

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