

Stockwood

90 Holloway Road
Bristol
City of Bristol
BS14 8PG

- **Freehold Shop Investment**
- Let to Martin McColl Ltd
- Prominent corner position in shopping centre
- Rent Review September 2011, notice served at £26,000 pa
- Current Rent Reserved
£21,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Stockwood is a residential suburb of Bristol located close to the A37, to the south of the city centre between Whitchurch and Keynsham. The property forms part of a larger neighbourhood shopping centre of some 18 units providing a full range of local shopping facilities. The property occupies a prominent corner location close to a Co-Op supermarket, Lloyds Pharmacy and a range of further local traders.

Description

The property is arranged on ground and first floor levels to provide a large corner shop with ancillary storage accommodation above. The property benefits from a large communal rear service area and car parking to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage (Holloway Road)	12.40 m	(40' 8")
Return Frontage	16.50 m	(54' 2")
Shop & Built Depth	16.40 m	(53' 9")
Ground Floor Sales	185.3 sq m	(1,995 sq ft)
First Floor Ancillary	151.9 sq m	(1,635 sq ft)

Tenancy

The entire property is at present let to MARTIN MCCOLL LTD (a Martin McColl Group Company has been in occupation since 1986) for a term of 10 years from 29th September 2006 at a current rent of £21,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) With regard to the 2011 review, the landlords have served notice at £26,000 per annum.

Tenant Information

For the year ended 28th November 2010, Martin McColl Ltd reported a turnover of £348.528m, a pre-tax profit of £17.185m, a net worth of £86.699m and shareholders' funds of £116.815m.

(Source: riskdisk.com 24.05.11.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 30 Stockwood**.

