



Tenure

Freehold.

Location

Bristol is the UK's 5th largest city and is strategically located at the M4/M5 interchange, which provides access to Birmingham (85 miles to the north-west), to Cardiff (40 miles west) and to the South-West. Staple Hill is a densely populated suburb, about 4 miles north-east of the city centre, access to which is via A432, which runs just to the west of Staple Hill.

The property occupies a prominent corner site at the junction with the High Street and Victoria Street (A4017), and forms part of a busy local shopping area. Other occupiers include Lloyds TSB, Greggs, Santander, Co-Op Pharmacy and the Post Office.

Description

The property is arranged on ground floor only and comprises a former bank premises, now reconfigured as a betting office. Internally there is a trade area to the front, with office and storage accommodation to the rear. The property also benefits from 2 car parking spaces off Victoria Street to the rear.

The accommodation extends in all to 175.70 sq m (1,890 sq ft).

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 20 years from 12th April 2011 at a current rent of £20,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term, contains a tenant's break option at the end of the 10th year on 6 months' notice (1), and contains full repairing and insuring covenants.

Tenant Information

William Hill trade from around 2,370 betting shops.

(Source: www.williamhillplc.com)

For the year ended 26th December 2010 William Hill Organization Ltd reported a turnover of £14,569,038,000, pre-tax profits of £253,995,000, a net worth of -£674,229,000 and shareholders' funds of £158,261,000.

(Source: riskdisk.com 03.04.2012)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 115 Bristol**.

Bristol

1 Broad Street Staple Hill Avon & Somerset BS16 5LW

- **Freehold Shop Investment**
- Let to William Hill Organization Limited
- 20 year lease (1)
- Rent Review 2016
- Current Rent Reserved

£20,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

