

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.allsop.co.uk

Viewings

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

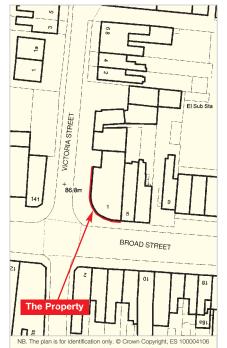
Freehold Shop Investment

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

£20,000 pa

SIX WEEK COMPLETION AVAILABLE





Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Adrian Sheehan, BRM Solicitors. Tel: 0124 655 5111 Fax: 0124 655 4411 e-mail: adrian.sheehan@brmlaw.co.uk

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