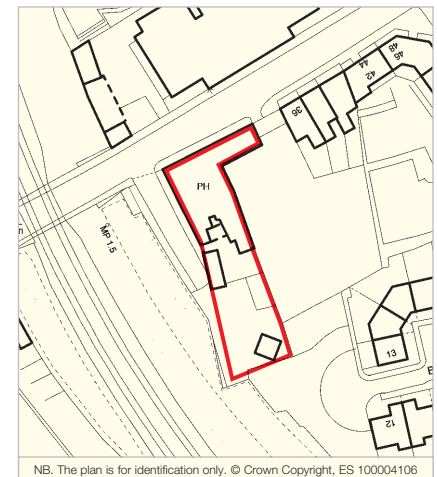


## Bristol

**The Rhubarb Tavern,  
30 Queen Ann Road,  
BS5 9TX**

- **A Freehold Public House with Residential Accommodation above and Beer Garden to the Rear**
- Subject to a Commercial FRI Lease
- Next Rent Review 4th May 2016
- Current Rent Reserved

**£30,000 per annum**



### To View

Please email [stuart.gayer@allsop.co.uk](mailto:stuart.gayer@allsop.co.uk) using the subject heading 'Viewing – Lot 76'.

### Seller's Solicitor

Messrs Harold Benjamin Solicitors (Ref: RO).  
Tel: 0208 872 3017.  
Email: [ray.oshry@haroldbenjamin.com](mailto:ray.oshry@haroldbenjamin.com)

**INVESTMENT – Freehold Public House**



### Tenure

Freehold.

### Location

Queen Ann Road is located approximately two miles to the south-east of Bristol and the subject property is situated to the west of its junction with Avondale Road. Local shops, schools and bus services are provided close to the property whilst the more extensive facilities of Bristol city centre are available to the north-west including a more extensive range of shops, both Bristol Universities and a hospital. Bristol Temple Meads Rail Station together with Lawrence Hall Rail Station are available and the M32 Motorway is also within reach less than two miles to the north of the property.

### Description

The property comprises a building arranged over ground, first and attic floors. The ground floor is arranged as a public house with the upper floors arranged to provide residential accommodation. There is a beer garden to the rear.

### Accommodation

**Ground Floor** – Bar Area, Kitchen, WC's, Office, Male and Female WC, Access to Cellar

**First Floor** – Three Bedrooms, Bathroom/WC, Reception Room

**Loft Floor** – Two Rooms

**Site Area Approximately 0.059 Hectares (0.14 Acres)**

### Tenancy

The property is subject to a commercial FRI Lease for a term of 20 years from 5th May 2004 at a current rent of £30,000 per annum. Next rent review 4th May 2016.

### VAT

VAT is applicable to this lot.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.