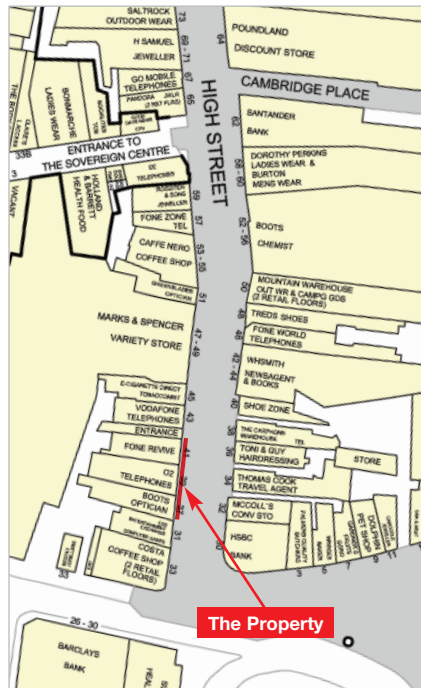


Weston-super-Mare

37/41 High Street
Avon
BS23 1HD

- Well Located Freehold Shop Investments
- Comprising three shops, national tenants include Boots Opticians and Telefonica UK
- Excellent town centre location
- Close to Marks & Spencer and Costa Coffee
- Shop No. 37 and 39 were rebased rents at lease renewal
- Total Current Rents Reserved
£125,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Weston-super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol and serves a population of 69,000. The town is within 4 miles of Junction 21 of the M5 Motorway and has regular rail services.

The property is well located on the western side of the pedestrianised High Street, close to its junction with Regent Street.

Occupiers close by include Marks & Spencer, Costa Coffee, Thomas Cook, McColl's (both opposite), HSBC Bank, WH Smith, Boots the Chemist, Caffè Nero, Superdrug, Barclays, Dorothy Perkins, Mountain Warehouse, Shoe Zone, Poundland, Greggs and Peacocks, amongst many others.

Description

The property is arranged on ground and two upper floors to provide three ground floor shops, all benefitting from ancillary accommodation in the uppers.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings 100, 115 & 134 Bands D, E & F (Copies available on website).

No.	Present Lessee	Accommodation (4)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
37	Boots Opticians Professional Services Ltd (1)	Ground Floor 94.48 sq m (1,017 sq ft) First Floor 54.40 sq m (585 sq ft) Second Floor 33.07 sq m (356 sq ft)	5 years from 18.01.2015 FR & I	£39,000 p.a. (Rebased rent at renewal in 2016 from £48,500 p.a.)	Reversion 2020
39	Telefonica UK Ltd (2)	Ground Floor 191.94 sq m (2,066 sq ft) First Floor 69.77 sq m (751 sq ft) Second Floor 44.04 sq m (474 sq ft)	10 years from 27.11.2015 Rent review in the 5th year Tenant option to break at the 5th year FR & I	£48,500 p.a. (Rebased rent at renewal in 2014 from £70,000 p.a.)	Reversion 2025 (Break 2020)
41	Century 21 Mobiles Ltd (t/a Fone Revive) (3)	Ground Floor 70.05 sq m (754 sq ft) First Floor 50.26 sq m (548 sq ft) Second Floor 32.60 sq m (351 sq ft)	5 years from 13.10.2017 Tenant option to renew FR & I	£37,500 p.a.	Reversion 2022

(1) For the year ended 31st August 2016, Boots Opticians Professional Services Ltd reported a turnover of £278.106m, a pre-tax profit of £21.073m, shareholders' funds of £132.241m and a net worth of £72.306m. (Source: Experian 06.04.2018.)

(2) For the year ended 31st December 2016, Telefonica UK Ltd reported a turnover of £5.241bn, a pre-tax profit of £545m, shareholders' funds of £1.835bn and a net worth of £516m. (Source: Experian 06.04.2018.)

(3) Fone Revive operate from some 13 stores throughout the south-west of England and Wales. There is a rent deposit held of £11,250, details in the legal pack.

(4) Not inspected by Allsop. Areas provided by the Vendor.

Total £125,000 p.a.

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

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LOT 25