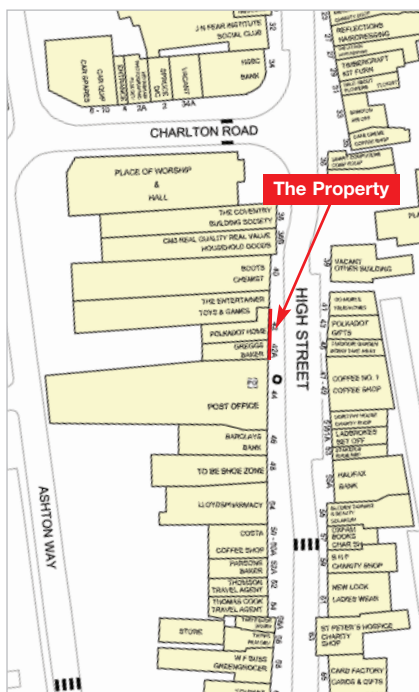


Keynsham **42/42A/42B** **High Street** **Bristol** **BS31 1DX**

- Freehold Shop and Office Investment
- Part let to Greggs plc
- Town centre location
- Rent Reviews from 2016
- Reversions from 2019 (1)
- No VAT applicable
- Total Current Rents Reserved
£48,500 pa

COMPLETION 23RD JANUARY 2015



Tenure
Freehold.

Location
Keynsham lies on the River Avon, midway between Bristol and Bath on the A4 trunk road. The town is a popular retail centre as well as acting as a dormitory town to both Bristol and Bath. The property is situated fronting High Street which is the town's principal retail thoroughfare adjacent to the Post Office, close to branches of Boots, Barclays, Lloyds Pharmacy, Costa and Halifax Bank amongst others.

Description

The property is arranged on ground and one upper floor to provide two ground floor retail units with self-contained office accommodation on the first floor above. The offices are approached via a separate front entrance whilst the retail units benefit from rear access and car parking.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Rating 109-137 Bands E-F (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
42	Church's Newsagents Ltd	Gross Frontage 4.85 m Net Frontage 4.45 m Shop Depth 15.85 m Built Depth 17.20 m (15' 11") (14' 7") (52') (56' 5")	5 years from 02.06.2014 (1) Without review FR & I	£17,000 p.a.	Reversion 2019 (1)
42A	Greggs plc (2)	Gross Frontage 4.85 m Net Frontage 4.25 m Shop Depth 13.80 m Built Depth 16.25 m (15' 3") (13' 11") (45' 4") (53' 4")	10 years from 13.02.2014 (3) Rent review in the fifth year FR & I	£18,500 p.a.	Rent Review 2019
42B	Mace Systems Limited	First Floor Offices 148 sq m (1,593 sq ft)	10 years from 06.04.2011 (3) Rent review in the fifth year FR & I	£13,000 p.a.	Rent Review 2016

(1) Lessee's option to break at the end of the third year.

(2) No. of Branches: 1,670. Website Address: www.greggs.co.uk For the year end 28th December 2013, Greggs plc reported a turnover of £762,379,000, a pre-tax profit of £33,152,000, shareholders' funds of £236,177,000 and a net worth of £236,165,000. (Source: riskdisk.com 03.09.2014)

(3) Lessee's option to determine at the end of the fifth year.

Total £48,500 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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