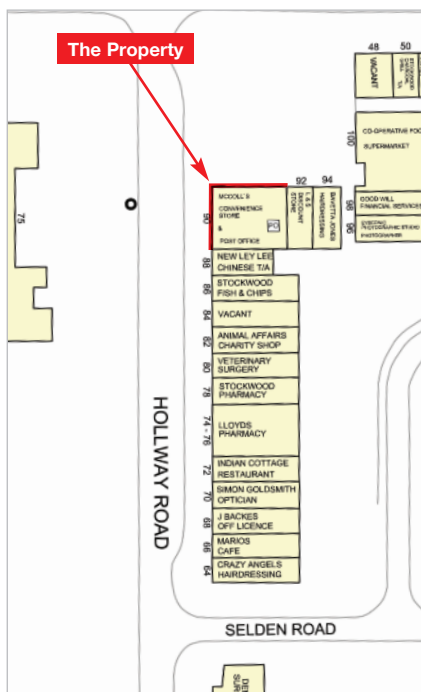


Bristol

90 Hollway Road Stockwood BS14 8PG

- **Freehold Shop Investment**
 - Let to Martin McColl Limited
 - Lease expires 2027 (1)
 - Rent Review 2022
 - Current Rent Reserved
- £20,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Bristol is a major regional centre and port with a resident population in excess of 450,000. In addition to its maritime links, the city is located immediately adjacent to the intersection of the M4 and M5 motorways and has its own airport.

Stockwood is a residential area of South Bristol some 4 miles south of the city centre, and some 11 miles north-west of Bath. The town is served by the A37 Wells Road.

The property forms part of a retail parade on the north side of Hollway Road, close to its junction with Stockwood Road, and serves the needs of the local residential area.

Occupiers close by include Co-op, Lloyds Pharmacy and a variety of local traders.

Description

The property is arranged on ground and one upper floor.

The ground floor comprises a convenience store, whilst the first floor provides ancillary storage and staff.

The property provides the following accommodation and dimensions:

Gross Frontage	16.85 m	(55' 4")
Net Frontage	16.25 m	(53' 4")
Shop Depth	12.20 m	(40' 0")
Built Depth		
(to include first floor overhang)	14.70 m	(48' 3")
Ground Floor	180 sq m	(1,938 sq ft)
First Floor	157 sq m	(1,690 sq ft)
Total	337 sq m	(3,628 sq ft)

Tenancy

The entire property is at present let to MARTIN MCCOLL LIMITED on a lease renewal for a term of 10 years from 25th December 2017 at a current rent of £20,000 per annum. The lease provides for a rent review and tenant option to break at the fifth year (1) and contains full repairing and insuring covenants.

Tenant Information

"We are proud to be one of the UK's leading neighbourhood retailers with a growing estate of 1,650 managed convenience stores and newsagents" (Source: www.mccolls.co.uk).

For the year ended 27th November 2016, Martin McColl Limited reported a turnover of £518.736m, a pre-tax profit of £25.631m, shareholders' funds of £160.391m and a net worth of £111.606m. (Source: Experian 06.04.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 Adele Parkinson, Bower & Bailey. Tel: 01793 610466 e-mail: aparkinson@bowerandbailey.co.uk
Joint Auctioneer D Allberry Esq, David Allberry Commercial. Tel: 01285 657944 e-mail: david@davidallberry.co.uk