

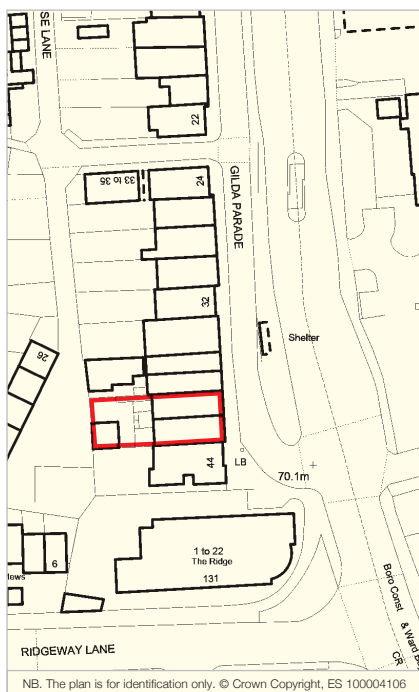
# Bristol

## 40-42 Gilda Parade Whitchurch BS14 9HY

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising two shops and one flat above sold off
- Part let on new 10 year lease
- Rent Reviews from 2018
- Total Current Rents Reserved  
**£19,050 pa**

**On the Instructions of a Major Fund**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Whitchurch is a suburb of Bristol situated about 4 miles south of the city centre. The city of Bristol has a population of some 410,000, and is a major port and regional centre situated at the head of the Bristol Channel, 106 miles west of Central London. The city benefits from excellent communications being situated adjacent to the intersection of the M4 and M5 motorways, providing swift access to London, South Wales, the South West and the Midlands. In addition, the city has its own international airport. The property is situated on the west side of Gilda Parade, close to its junction with Wells Road on the A37, opposite the Esso petrol station in an established trading area. Occupiers close by include Tesco Express, Esso, Spar and Coral, amongst others.

**Description**  
The property is arranged on ground and one upper floor to provide two ground floor shops and a self-contained three bedroom flat above (sold off) and accessed from the rear.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
No. 40	Greenwoods Property Centre Ltd	Shop and Built Depth Gross Frontage Net Frontage Ground Floor	14.30 m 5.30 m 4.70 m 71.50 sq m	(46' 10") (17' 5") (15' 5") (770 sq ft)	10 years from 24.06.2013 Rent review at the 5th year Tenant break option 24.06.2018 (not exercised) FR & I
No. 42	M Hassan	Shop and Built Depth Gross Frontage Net Frontage Ground Floor	14.25 m 5.35 m 4.85 m 71.00 sq m	(46' 9") (17' 6") (15' 10") (764 sq ft)	10 years from 09.02.2018 Rent review at the 5th year Tenant break option 09.02.2023 FR & I
No. 42A	Individual	Flat	125 years from 30.07.2004 Fixed increases (1)	£50 p.a.	Fixed uplifts from 2029 (1)

(1) Fixed uplifts to £100 per annum in 2029, £200 per annum in 2054, £400 per annum in 2079 and £800 per annum in 2104.  
NB. Notices under the Housing Act 1996 have been served. No responses have been received to date.  
NB. Not inspected by Allstop. Measurements taken from Valuation Office Agency.

**Total £19,050 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  
**Seller's Solicitor** M Jones Esq, Eversheds Sutherland. Tel: 02920 477635 e-mail: [marcjones@eversheds-sutherland.com](mailto:marcjones@eversheds-sutherland.com)