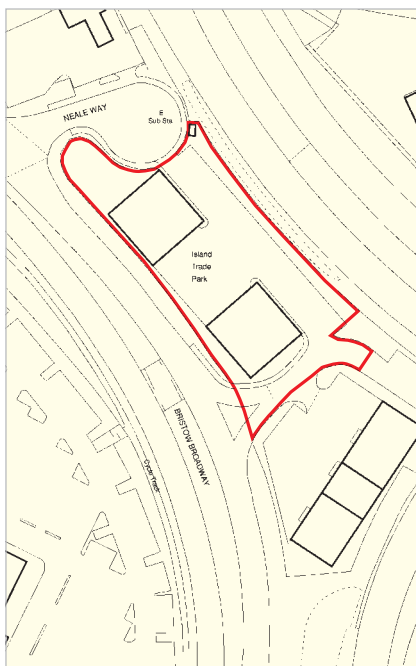


# Avonmouth Units A, B1 & B2 Island Trade Park Bristow Broadway Bristol Avon BS11 9FB

- **Modern Freehold Trade Counter Investment**
- Let to CEF Ltd and HSS Hire Service Group plc
- Established industrial location
- Situated close to the M5 motorway
- Both leases expire 2020 (3)
- Rent Review 2015
- Total Current Rent Reserved

**£74,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## Tenure

Freehold.

## Location

Avonmouth is the port of Bristol, some 6 miles west of Bristol city centre. The city of Bristol is a major regional centre with a resident population in excess of 430,000. 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 and benefits from a major rail station.

The property is situated in an established industrial area with very close proximity to the A4, M49 and M5. The property is situated on the east side of Bristol Broadway (A4) close to its junction with Neale Way. Avonmouth town centre is approximately 0.5 miles to the west. Occupiers close by include Cosco and a variety of local traders.

## Description

This modern property comprises two self-contained detached trade counter buildings. Units B1 and B2 are arranged on ground and first floor which has been sub-divided to provide a self-contained trade counter and an industrial unit with offices above. Unit A, trading as HSS Hire Shop, is arranged on ground floor and mezzanine to provide a trade counter unit with storage on the mezzanine. The properties benefit from an eaves height of 8 metres and car parking for 10 cars.

## 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)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 157 Avonmouth.**

No.	Present Lessee	Gross Internal Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
B1/B2	City Electrical Factors Ltd (1) (2)	B1 Ground Floor	264.52 sq m	(2,847 sq ft)	20 years from 25.12.2000 (3) Rent review every 5th year FR & I	£34,000 p.a.	Rent Review 2015
		B1 First Floor	214.29 sq m	(2,307 sq ft)			
		B2 Ground Floor (sub-let)	120.58 sq m	(1,297 sq ft)			
		B2 First Floor (sub-let)	102.65 sq m	(1,105 sq ft)			
		Sub-total	702.04 sq m	(7,556 sq ft)			
A	HSS Hire Service Group plc (3)	Ground Floor	392.80 sq m	(4,228 sq ft)	20 years from 25.12.2000 Rent review every 5th year FR & I	£40,000 p.a.	Rent Review 2015
		Mezzanine	143.15 sq m	(1,541 sq ft)			
		Sub-total	535.95 sq m	(5,769 sq ft)			
		Total 1,236.00 sq m			13,305 sq ft		

**Total £74,000 p.a.**

(1) Website Address: [www.cef.co.uk](http://www.cef.co.uk)

For the year ended 30th April 2011, City Electrical Factors Ltd reported a nil turnover, a pre-tax profit of £22.283m, a net worth of £63.101m and Shareholders funds of £65.411m. (Source: riskdisk.com 17.09.2012.)

(2) We understand Unit B2 has been sub-let to EES Group.

(3) There is a tenant's break on the anniversary of the 15th year.

(4) Website Address: [www.hss.com](http://www.hss.com). For the year ended 31st December 2011, HSS Hire Service Group Ltd (previously plc) reported a turnover of £168.55m, a pre-tax profit of £12.208m and a net worth and shareholders' funds of £38.165m. (Source: riskdisk.com 21.09.2012)

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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