



### Tenure

Leasehold. Held from the City of Bristol for a term of 125 years from 30th August 1996 (thus having some 104 years unexpired). The ground rent is geared at 5% of rent received.

### Location

The city of Bristol is a major port and regional centre, which benefits from excellent communications, being situated adjacent to the intersection of the M4 and M5 motorways. In addition, the city has its own international airport.

The property is situated on the south side of the pedestrianised Broadmead, Bristol's principal retail pitch, adjacent to an entrance to The Galleries Shopping Centre.

Occupiers close by include Boots (adjacent), Barclays Bank, Carphone Warehouse, Marks & Spencer, Three and Clintons Cards, amongst many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary storage accommodation over the uppers.

The property provides the following accommodation and dimensions:

Gross Frontage	6.05 m	(19' 10")
Net Frontage	5.00 m	(16' 5")
Shop Depth	21.90 m	(71' 10")
Built Depth	24.80 m	(81' 4")

Ground Floor	110.9 sq m	(1,194 sq ft)
First Floor	35.5 sq m	(382 sq ft)
Second Floor	42.7 sq m	(460 sq ft)
Total	189.1 sq m	(2,036 sq ft)

### Tenancy

The entire property is at present let to SPORTSWIFT LIMITED for a term of 15 years from 18th August 2003 and by way of a reversionary lease expiring 17th August 2023. The current rent is a peppercorn and rises to £70,000 per annum on 18th June 2017. The lease contains full repairing and insuring covenants.

### Tenant Information

Card Factory were established in 1997 and currently trade from over 850 stores throughout the UK.

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

For the year ended 31st January 2016, Sportswift Ltd reported a turnover of £362m, a pre-tax profit of £92.210m, shareholders' funds of £83.747m and a net worth of £80.967m. (Source: Experian 03.11.2016.)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

## Bristol

### 65 Broadmead

### Avon

### BS1 3EA

- Leasehold City Centre Shop Investment
  - Let to Sportswift Limited (t/a Card Factory)
  - Lease expires 2023
  - Pedestrianised city centre position adjacent to entrance to The Galleries Shopping Centre and Boots the Chemist
  - No VAT applicable
  - Current Gross Rent Reserved
- ## £70,000 pa

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