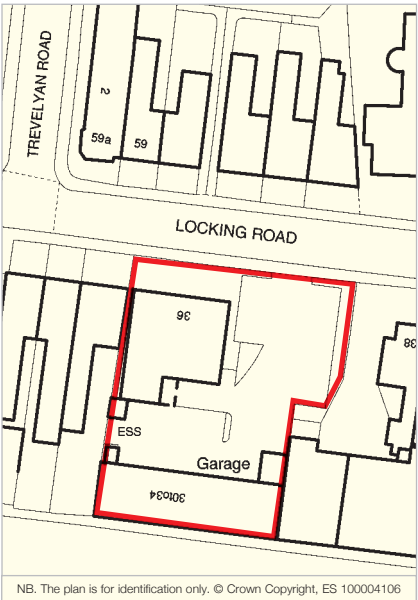
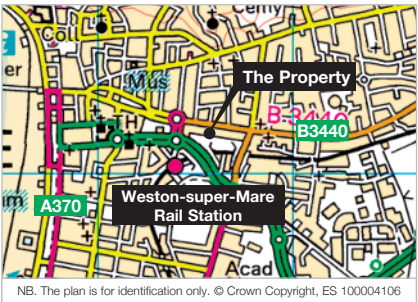


Weston-super-Mare **30/36 Locking Road** **North Somerset** **BS23 3DF**

- **Freehold Convenience Store and Motor Trade Investment**
- Comprising a convenience store let to One Stop Convenience Stores and an MOT centre let to Halfords Autocentres
- Situated on the Locking Road (B3440) within a predominantly residential area
- Site area of 0.15 hectares (0.36 acres) with residential development potential (3)
- Rent Review 2016 outstanding
- Total Current Rents Reserved **£45,600 pa**



Tenure
Freehold.

Location
Weston-super-Mare is a busy resort town located at the mouth of the River Severn some 21 miles south-west of Bristol, and serves a resident population of 80,000 and a core catchment of 199,000. The town is within 4 miles of Junction 21 of the M5 Motorway and has regular rail services. The property is located on the south side of Locking Road (B3440) in a predominantly residential area approximately 0.5 miles to the east of the town centre. Weston-super-Mare Rail Station lies some 0.2 miles south-west of the property.

Description
The property occupies a site of some 0.15 hectares (0.36 acres) and comprises two single storey commercial units. One fronts Locking Road and trades as a convenience store, the other is situated to the rear of the site and trades as a Halfords MOT and service centre.

Planning (3)
The site may have long term residential redevelopment potential subject to the existing leases and obtaining all the relevant consents. All enquiries should be referred to North Somerset Council (www.n-somerset.gov.uk).

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Garage	Halfords Autocentres Ltd (1)	Ground Floor	262.50 sq m (2,825 sq ft)	10 years from 26.08.2011 Rent review every 5th year FR & I	£18,600 p.a.	Rent Review 2016 outstanding
Convenience Store	One Stop Convenience Stores Ltd (2)	Ground Floor	205.80 sq m (2,215 sq ft)	25 years from 04.04.1996 Rent review every 5th year FR & I	£27,000 p.a.	Reversion 2021

(1) For the year ended 1st April 2016, Halfords Autocentres Ltd reported a turnover of £152.9m, a pre-tax profit of £1.91m, shareholders' funds of £35.8m and a net worth of £34.6m. (Source: Experian 16.12.2016.)
(2) One Stop are a wholly owned subsidiary of Tesco plc and currently trade from over 850 stores throughout the UK.
Website Address: www.onestop.co.uk.

Total £45,600 p.a.