

Bristol
89 East Street
Bedminster
BS3 4EX

- **Freehold Shop Investment and Vacant Upper Floors with Potential for Alternative Uses**
- Shop let to Sportswift Limited (t/a Card Factory)
- Vacant self-contained upper floors totalling 84.6 sq m (910 sq ft) with potential for alternative uses subject to all necessary consents (2)
- No VAT applicable
- Total Current Rents Reserved **£16,000 pa**
Plus vacant upper floors



Tenure

Freehold.

Location

The city of Bristol is a major regional centre and port with a resident population in excess of 370,000. 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.

Bedminster is a suburb of Bristol and is located about one mile south of the city centre, just south of the junction of the A370 and A38.

The property is situated on the south side of the part pedestrianised East Street, in a prominent position close to Boots, Bonmarché, Subway, Santander, Peacocks and EE, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with vacant self-contained first and second floors, which are accessed from the rear.

Development Potential (2)

The upper floors may have potential for alternative uses, subject to obtaining all the necessary consents. All enquiries www.bristol.gov.uk

VAT

VAT is not 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.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 55 Bristol**.

No.	Present Lessee	Accommodation (3)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Sportswift Ltd (t/a Card Factory) (1)	Ground Floor 116.0 sq m (1,249 sq ft)	5 years from 01.01.2015 FR & I	£16,000 p.a.	
First and Second Floors	Vacant	First Floor 54.9 sq m (591 sq ft) Second Floor 29.7 sq m (320 sq ft) Subtotal 84.6 sq m (910 sq ft)			
		Total 200.6 sq m (2,160 sq ft)		Total £16,000 p.a.	

(1) No. of Branches: 850+. Website Address: www.cardfactory.co.uk

For the year ended 31st January 2017, Sportswift Limited reported a turnover of £379.54m, a pre-tax profit of £81.72m, shareholders' funds of £63.66m and a net worth of £62.01m. (Source: Experian 27.02.2018.)

(3) Not measured by Allsop. Floor areas provided by the Vendor.



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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