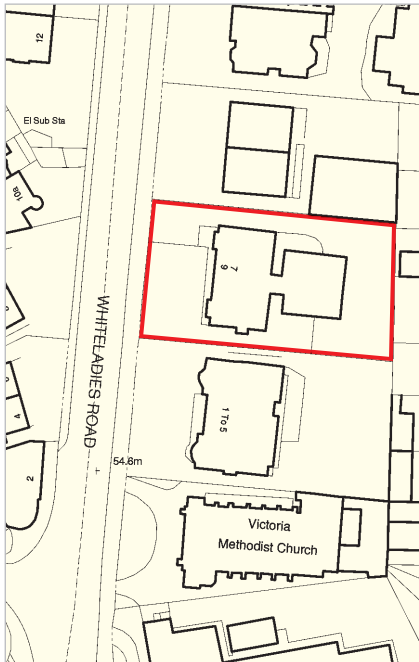


Clifton

7-9 Whiteladies Road Bristol BS8 1NN

- **Attractive Grade II Listed Freehold Office Investment**
- Offices totalling 1,113.20 sq m (11,984 sq ft)
- Majority let to ARAG plc
- On-site car parking for 21 spaces
- Asset management opportunity
- ARAG plc Rent Review 2019
- Total Current Rents Reserved
£184,830 pa ⁽⁴⁾ ⁽⁵⁾



NB. The plan is for identification only. © Crown Copyright, ES 10004106



Tenure
Freehold.

Location

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 located in Clifton, a residential suburb of Bristol, 1 mile north of the city centre. The property is situated on the east side of Whiteladies Road (A4018), between its junction with Tyndalls Park Road and St Pauls Road within the Whiteladies Road Conservation Area. The area is densely populated and particularly popular with students and has a good mix of commercial occupiers and amenities with the University of Bristol in the heart of the area.

Description

This attractive Grade II listed property is arranged on part basement, ground and two upper floors to the front with a three storey addition linked to the rear and provides an office building with on-site car parking for some 21 vehicles. The rear addition has the potential to be self-contained.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 114 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Parts of Basement, Ground, First and Second Floors	ARAG plc (1)	Front Part Basement 162.40 sq m (1,748 sq ft) Ground Floor 170.30 sq m (1,833 sq ft) Second Floor 139.70 sq m (1,504 sq ft) Rear Ground Floor 146.20 sq m (1,574 sq ft) First Floor 146.20 sq m (1,574 sq ft) Second Floor 146.20 sq m (1,574 sq ft) 15 car parking spaces	7 years from 01.01.2014 (2) Rent review on 5th year FR & I subject to schedule of condition	£153,765 p.a. (4)	Rent Review 2019
First Floor Front	Deeley Freed Estates Limited	First Floor 202.20 sq m (2,177 sq ft) 6 car parking spaces	For a term of years from 02.04.2014 and expiring 31.12.2019 (3). FR & I	£31,065 p.a. (5)	Rent Review 2019
		Total 1,113.20 sq m (11,984 sq ft)	Total £184,830 p.a.		

(1) For the year ended 31st December 2012, ARAG plc reported a turnover of £8.095m, a pre-tax profit of £715,597, shareholders' funds and a net worth of £6,251,227 (Source: Riskdisk 28.05.2014).

(2) Tenant's break clause on 01.01.2019.

(3) Tenant's break clause on 31.12.2016. The lease is excluded under the Landlord & Tenant Act.

(4) Half rent until 3rd August 2015 which is £76,882 pa. The seller will top up the rent, by way of a reduction to the purchase price, so from completion the buyer will receive the full rent of £153,765 pa until 2nd August 2015.

(5) Half rent until 1st January 2015 which is £15,532 pa. The seller will top up the rent, by way of a reduction to the purchase price, so from completion the buyer will receive the full rent of £31,065 pa until 1st January 2015.

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 Laura Peters, DAC Beachcroft LLP. Tel: 0117 918 2788 e-mail: lpeters@dacbeachcroft.com

