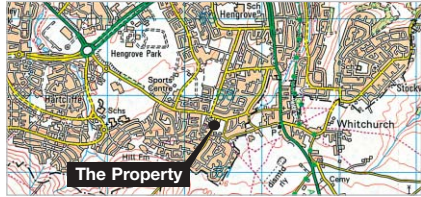


Bristol
24-44 (even numbers)
Belland Drive
Whitchurch
BS14 0EW

- **Unbroken Freehold Shopping and Residential Parade Investment**
- Comprising eleven shops, eleven self-contained maisonettes and eight garages on a site extending to 0.302 hectares (0.745 acres)
- First time to the market since 1993
- Asset Management opportunities
- Part let and trading as Coral, Co-Operative Food, Post Office and Martin McColl's
- Rent Reviews from 2008 (Outstanding)
- Total Current Rents Reserved

£227,600 pa

NOTICES SERVED ON 38/38A AT £17,000 PA AND ON 42/42A AT £18,400 PA



Tenure
Freehold.

Location
Whitchurch is a densely populated suburb of Bristol located some 4 miles south of Bristol city centre, adjacent to the A37. Bristol airport is approximately 6 miles to the south-west and Bristol Mainline Train station is 4 miles north of the property, offering regular services to London Paddington. Close by in Hengrove Park is a new mixed commercial and residential scheme which includes new homes, a hospital, skills academy and leisure facilities. The property is situated on the eastern side of Belland Drive which runs between Whitchurch Lane and Court Farm Road in a predominantly residential area.

Description
The property occupies a site which extends to approximately 0.302 hectares (0.745 acres) and is arranged on ground and two upper floors to provide a parade of 11 ground floor shops, two of which are double units, with 11 self-contained maisonettes above comprising 3 rooms, kitchen and bathroom.

The property benefits from 8 garages to the rear with additional car parking. (NB: The site area excludes the shaded area. The parcel of land to the side (shaded blue on plan) will not be included in the sale but available by separate negotiations.)

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 16 Bristol**.





NB These photos are of Flat 36A refurbished in 2009 (along with Flat Nos 26A, 30A & 44A) At present the flats will be in various state of repairs.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24	Coral Estates Ltd (2)	Gross Frontage 5.50 m (18' 1") Net Frontage 4.70 m (15' 5") Built Depth 13.30 m (43' 8")	15 years from 01.05.2002 Rent Review every 5th year Tenant's break 2012 FR & I	£12,000 p.a.	Rent Review 2012
24A	Kim Gaves	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.02.2011	£10,200 p.a.	Reversion 2012
26	Deborah Lynes (t/a Coffee Cup Café)	Gross Frontage 5.60 m (18' 5") Net Frontage 4.70 m (15' 5") Shop Depth 7.90 m (25' 11") Built Depth 13.30 m (43' 8")	15 years from 02.12.2009 Rent Review every 5th year Tenant's break 2012 and every 3 years thereafter FR & I	£15,000 p.a.	Rent Review 2014
26A	Martina O'Connor	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 19.09.2010	£10,200 p.a.	Reversion 2011
28	Deborah Saunders (t/a Hailo Hairdresser)	Gross Frontage 5.46 m (17' 11") Net Frontage 4.70 m (15' 5") Shop Depth 11.80 m (38' 8") Built Depth 13.30 m (43' 8")	10 years from 01.10.2010 Tenant's break 2013 and every 3 years thereafter FR & I	£12,000 p.a.	Rent Review 2015
28A	Mehmet Altindal	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.06.2010	£10,200 p.a.	Reversion 2011
30 & 32 and 2 Garages	Alldays Stores Ltd (3) (t/a Co-Operative Food)	Gross Frontage 11.10 m (36' 5") Net Frontage 10.30 m (33' 10") Shop Depth 19.60 m (64' 4") Built Depth 25.09 m (82' 4") Sales Area 199.4 sq m (2,146 sq ft) Ancillary Area 47.0 sq m (506 sq ft) Total Including 4 Parking Spaces 246 sq m (2,652 sq ft)	20 years from 25.03.1997 Rent Review every 5th year FR & I	£26,000 p.a.	Rent Review 2012
30A	Scott Spiller	First and Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.02.2011	£10,200 p.a.	Reversion 2012
32A	Vasile Berla	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 10.02.2011	£10,200 p.a.	Reversion 2012
34 & 36	Martin the Newsagent Ltd (4) (been in occupation since 1988)	Gross Frontage 10.95 m (35' 11") Net Frontage 10.20 m (33' 6") Shop Depth 10.25 m (33' 8") Built Depth 13.30 m (43' 8")	15 years from 25.12.2003 Rent Review every 5th year with Tenant's break on 25.12.2013 FR & I	£20,000 p.a.	Rent Review 2013
34A	Portia Roberts	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 20.02.2011 (5)	£10,200 p.a.	Reversion 2012
36A	Dagmara Korolka	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.02.2011	£10,200 p.a.	Reversion 2012
38 & 38A and Garage	Elaine Slade (t/a The Post Office)	Gross Frontage 5.40 m (17' 9") Net Frontage 4.70 m (15' 5") Shop Depth 12.20 m (40') Built Depth 13.30 m (43' 08") Includes Garage and First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	15 years from 25.12.1998 Rent Review every 5th year FR & I	£15,000 p.a.	Rent Review 2008 (Outstanding) Notice served at £17,000 p.a. (6)
40	Malvern Arthur Gills (t/a Drange Blossom)	Gross Frontage 5.40 m (17' 9") Net Frontage 4.70 m (15' 5") Shop Depth 12.10 m (39' 8") Built Depth 13.30 m (43' 8")	15 years from 18.09.1996 FR & I	£10,000 p.a. (7)	Holding Over (7)
40A	Kerry Martin	First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	12 month Assured Shorthold Tenancy from 01.02.2011	£10,200 p.a.	Reversion 2012
42 & 42A and Garage	Chi Loi Wong (t/a Dragon Chef) (been in occupation since 1988)	Gross Frontage 5.30 m (17' 5") Net Frontage 4.70 m (15' 5") Built Depth 13.30 m (43' 8") First & Second Floor Maisonette (includes garage) comprising 3 Rooms, Kitchen and Bathroom	20 years from 25.12.1998 Rent Review every 5th year FR & I	£16,000 p.a.	Rent Review 2008 (Outstanding) Notice served at £18,400 p.a. (5)
44 & 44A	Memet Al-Tindal (t/a Memet Kebab)	Gross Frontage 5.60 m (18' 4") Net Frontage 5.00 m (16' 5") Built Depth 13.30 m (43' 8") First & Second Floor Maisonette comprising 3 Rooms, Kitchen and Bathroom	15 years from 01.11.2009 Rent Review every 5th year Tenant's break 2019 FR & I	£20,000 p.a.	Rent Review 2014
Garages	Vacant	2 Garages			
Electricity Sub-Station		Electricity Sub-Station	Deed of Grant dated 05.06.1969	N/A	N/A

- (1) The maisonettes were not inspected internally by Allsop.
- (2) No. of branches 1,400. Source: www.coral.co.uk. We understand there is an AGA dated 19th October 2006 given by an old tenant, First UK Racing Ltd, on assignment.
- (3) Alldays Stores Ltd is a company incorporated under the provisions of the Friendly & Industrial and Provident Societies Act 1968 and is a wholly owned subsidiary of Co-Operative Group Ltd.
- (4) Martin the Newsagent Ltd parent company is Martin Retail Group Ltd and ultimate holding company is Martin Retail Group Ltd. Martin McColi trade from 1,290 branches nationwide.
- (5) At time of inspection the flat was not presently occupied and we understand from the Vendor the tenant has paid the deposit and one months rent and awaiting to take occupation.
- (6) Both notices served on 23rd April 2009. Copies available in the legal pack. We understand that neither tenants have responded.
- (7) Terms have been verbally agreed for a 10 year lease at a rent of £12,000 p.a.

Total £227,600 p.a.

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 Leigh Marshall, The Property Law Practice. Tel: 0208 950 2424 Fax: 0208 950 2727 e-mail: lm@thepjp.co.uk