

Bath

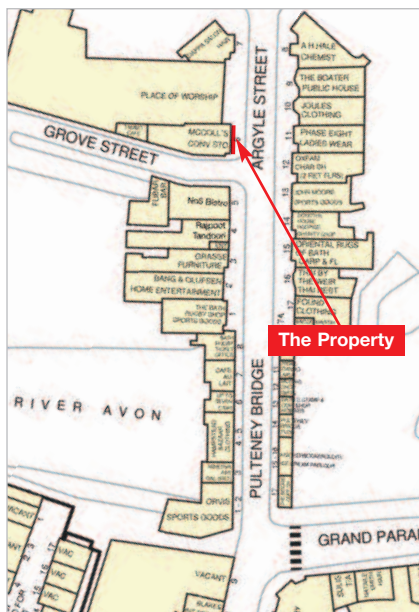
6 Argyle Street Somerset BA2 4BA

- Attractive Freehold Shop Investment
- Ground floor and basement let to Smile Stores Ltd t/a McColl's
- Lease expires 2028
- Upper floors sold off on a long lease
- Shop Rent Review 2018
- Total Current Rents Reserved

£34,750 pa

On the Instructions of  **Picton Capital Ltd**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The city of Bath is designated a World Heritage Site and is located on the A4, 13 miles south-east of Bristol. The city serves a population of 80,000 together with a significant and regular influx of tourists.

This attractive period property is situated on the north side of Argyle Street, close to the famous Pulteney Bridge over the River Avon. The property occupies a prominent corner position and other occupiers close by include Bang & Olufsen, The Bath Rugby Shop, Phase Eight, Oxfam and Dorothy House Hospice. There are a wide range of speciality retailers and cafés on Pulteney Bridge, which leads to and from the city centre.

Description

The property is arranged on basement, ground and three upper floors to provide a shop with ancillary accommodation in the basement. The upper parts are residential and the two flats have been sold off on a long lease.

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 95 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Smile Stores Ltd (1)	Gross Frontage 6.70 m (21' 11") Net Frontage 5.90 m (19' 4") Shop Depth 10.80 m (35' 5") Built Depth 18.75 m (61' 6") Basement 69.22 sq m (745 sq ft)	15 years from 26.02.2013 Rent review every 5th year FR & I	£34,750 p.a.	Rent Review 2018
Upper Floors	Bonneybond Ltd	First, Second and Attic Floors – Two Flats	199 years from 01.01.2006	Peppercorn	Reversion 2204

(1) Website Address: www.martinmccoll.co.uk. For the year ended 27th November 2011, Smile Stores Limited reported a turnover of £55.526 million, a pre-tax profit of £2.438 million and a net worth of £754,000. (Source: riskdisk.com 26.03.2013.) Martin McColl purchased Smile Stores Ltd in 2007 and are ranked 3rd in number of owned convenience stores in the UK. The Group opened its 600th convenience store in 2012.

Total £34,750 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

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