



Bradford-on-Avon

Part Ground Floor Only, 2 Bridge Yard Kingston Mill Wiltshire BA15 1EJ

- **Attractive Virtual Freehold Restaurant Investment**
- Forms part of an award winning riverside mixed use development located in historic town centre
- Lease expiry 2033 (No breaks)
- Rent Review 2018
- Current Gross Rent Reserved **£20,000 pa**

On the Instructions of



Tenure

Leasehold. Held for a term of 999 years less 9 days from 1st January 2010 (thus having some 994 years unexpired) at a peppercorn ground rent.

Location

Bradford-on-Avon is an attractive town in West Wiltshire, located some 8 miles south-east of Bath, with a population of over 9,300. The A363 passes through the town and connects to the A4 and A46 (about 7 miles), which then connect to Junction 18 of the M4 (15 miles). Bradford-on-Avon Rail Station lies on the Mainline railway connecting Bath to Weymouth.

The property is situated in a conservation area within Kingston Mills, the new award winning mixed use riverside development with 171 dwellings accessible via Kingston Road and Mill Lane. Bradford-on-Avon Mainline Station is within easy walking distance with services to Bath, Bristol and London (approximately 2 hours). Occupiers close by include TSB Bank plc, Coventry Building Society, Budgens and a number of local traders.

Description

The property is arranged on the ground floor only to provide a restaurant with river views. The property forms part of a larger building the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Internal Area 113.71 sq m (1,224 sq ft)

NB. Floor areas provided by the Seller.

Tenancy

The property is at present let to BOA CATERING LTD (t/a Sebastien's Restaurant) for a term of 20 years from 8th April 2013 at a current rent of £20,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants.

Tenant Information

Website Address: www.sebastiens.co.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 Rating please see website.

