

Bristol

The Hambrook Inn

Mill Lane

Hambrook

Gloucestershire

BS16 1RY

- **Freehold Restaurant Investment**
- Comprising 387.8 sq m (4,174 sq ft) Chinese restaurant
- On-site parking
- Includes staff accommodation above
- Attractive South Gloucestershire village
- Lease expires 2031
- Rent Review 2021
- Current Rent Reserved

£40,453.33 pa
(currently reduced to
£36,453.33)

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Hambrook is an attractive South Gloucestershire commuter village located on the outskirts of Bristol and adjacent to the M4 Motorway. The property is situated on the eastern side of the M4 Motorway on Mill Lane, just to the south of its junction with Bristol Road (B4058), which runs under the M4 Motorway and links to the other half of Hambrook village of the western side of the M4 Motorway.

Description

The property comprises a former public house which is arranged on ground and one upper floor to provide a ground floor bar area, further rooms, office and WCs with cellarage and storage to the rear. The first floor provides living accommodation which we understand is occupied by staff members on a room by room basis. There is a single storey extension which provides the seating area for the restaurant, a kitchen, storage and further WCs. Externally there is car parking to the front and side together with two stores within the enclosed yard.

The property provides the following accommodation and dimensions:

Ground Floor 387.80 sq m (4,174 sq ft)

First Floor (1) – Five Rooms, Bathroom

(1) Not accessed by Allsop.

Tenancy

The entire property is at present let to JW CHUN SART and SW SUN WONG (t/a Lucky Dragon) for a term of 25 years from 16th June 2006 at a current rent of £40,453.33 per annum, which has been reduced by way of a rent concession to £36,453.33. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: luckydragonbristol.com

VAT

VAT is 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.

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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