

Bristol

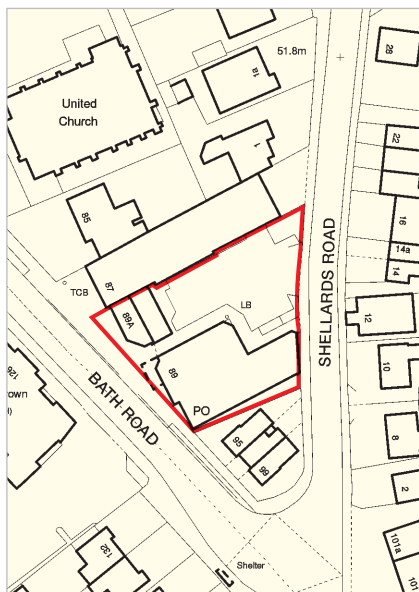
88/89 Bath Road
Longwell Green
Avon
BS30 9DF

- Freehold Retail Investment
- Comprising Tesco Convenience Store, Estate Agent and Takeaway
- On-site car parking
- Leases expire 2028 (1)
- RPI Linked increases
- VAT is not applicable
- Total Current Rents Reserved

£89,792 pa

**rising to a minimum of
£95,730 pa on review
in 2018 (2)**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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. Longwell Green is a residential suburb some 6 miles east of Bristol City Centre. The property is situated on the east side of Bath Road (A431) and has vehicular access from Shellards Road.

Description

The property is arranged on ground floor only to provide a development comprising a Tesco convenience store, estate agent and a takeaway. The property benefits from on-site car parking for some 13 cars.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Tesco Stores Limited	Gross Frontage	18.07 m	(59' 3")	15 years from 25.12.2013 expiring 24.12.2028 Rent review every fifth year linked to RPI (2) FR & I Tenant option to break 24.12.2023 (1)	£64,192 p.a.	Rent Review 2018
		Shop Depth	18.63 m	(61' 2")			
		Built Depth	26.61 m	(87' 4")			
		Ground Floor GIA	382.4 sq m	(4,118 sq ft)			
Unit 2	C L Ong (Wonder Wok Takeaway)	Gross Frontage	11.8 m	(38' 8")	Commencing 20.12.2012 and expiring 24.12.2028 Rent review 24.12.2018 and every fifth year linked to RPI (2). FR & I Tenant option to break 24.12.2023 (1)	£13,000 p.a.	Rent Review 2018
		Net Frontage	4.28 m	(14' 0")			
		Shop & Built Depth	4.41 m	(14' 6")			
		Ground Floor	43.55 sq m	(469 sq ft)			
Unit 3	G Richards & H Vowles (Anne James Estate Agent)	Gross Frontage	8.76 m	(28' 9")	Commencing 03.03.2014 and expiring 24.12.2028 Rent review 24.12.2018 and every fifth year linked to RPI (2). FR & I Tenant option to break 24.12.2023 (1)	£12,600 p.a.	Rent Review 2018
		Net Frontage	7.39 m	(24' 2")			
		Shop & Built Depth	4.41 m	(14' 6")			
		Ground Floor	43.3 sq m	(466 sq ft)			

(2) In respect of each lease, the rent reviews are every fifth year linked to RPI on a compound basis. Unit 1 Tesco cap and collar of 4% and 1%. Units 2 & 3 cap and collar of 4% and 2%.

Total £89,792 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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