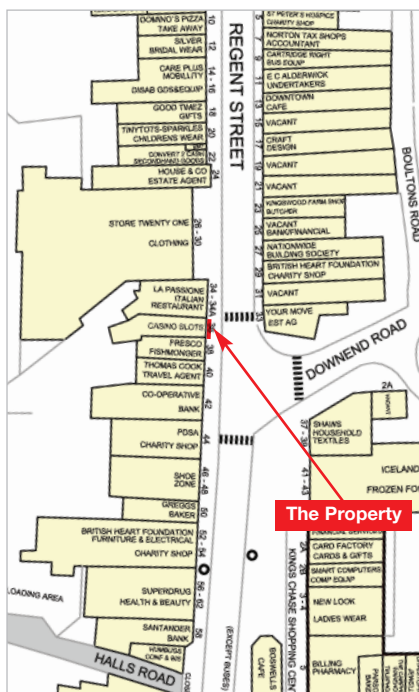


Kingswood

36 Regent Street
Bristol
BS15 8JS

- Freehold Shop and Residential Investment
- Located in central location
- Shop and self-contained flat above
- Flat let on Assured Shorthold Tenancy
- Shop Reversion 2018 (1)
- VAT is not applicable
- Total Current Rents Reserved
£23,800 pa



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. The property is situated in Kingswood, a suburb east of Bristol city centre, which is accessed via the A420 main road, located on the north side of Regent Street and opposite the junction with Downend Road. Close by is King Chase Shopping Centre. Occupiers close by include Greggs, Britannia, Thomas Cook, Store 21, Nationwide, Your Move, Iceland and Superdrug.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop together with a self-contained flat above. The flat comprises three bedrooms, lounge/kitchen and bathroom and is accessed from the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 51 & 79 Band E & D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Retail	Philip Avery (t/a Casino Slots)	Gross Frontage 5.40 m Net Frontage 4.75 m Shop Depth 15.10 m Built Depth 21.60 m (17' 8") (15' 7") (49' 6") (70' 10")	5 years from 16.07.2013 to 15.07.2018 (1) IR & I (subject to a schedule of condition)	£16,000 p.a. (£3,000 rent deposit)	Reversion 2018 (1)
First Floor Flat	Individuals	First Floor Flat – Three Bedrooms, Lounge/Kitchen and Bathroom (2)	Assured Shorthold Tenancy for 6 months from 20.06.2014	£7,800 p.a.	Reversion 2014

(1) Break clause 16.07.2016

Total £23,800 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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