

Bradford-on-Avon
Units 2-5 Q West
Kingston Mills
Wiltshire
BA15 1FG

- **Virtual Freehold Retail Parade Investment**
- Located within a new award winning riverside mixed use development of 171 dwellings blended within the historic town centre
- Comprises 4 shop units
- Rent Reviews from 2014
- Total Current Gross Rents Reserved **£45,415 pa**

On the Instructions of
Linden Homes Bristol



Tenure

Long Leasehold. Held for a term of 999 years from 1st January 2010 (thus having some 996 years unexpired) at a peppercorn.

Location

Bradford-on-Avon is an attractive town in West Wiltshire, located about 8 miles south-east of Bath, with a population of some 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 within Kingston Mills, the new predominantly residential riverside development located accessible via Kingston Road and Mill Lane. Bradford-on-Avon Mainline Station is within easy walking distance with services to Bath, Bristol and London (2 hours approximately). Occupiers close by include Budgens, Co-Op Funeral Services, The Swan Hotel, a Post Office, HSBC and Lloyds Banks, a local supermarket, pharmacy, fruit and vegetable shop, wine shop and other local occupiers.

Description

The property is arranged on ground floor only to provide four shop units. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

Range from EPC Ratings B35-B36 (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	H Gowan (Shoe Shop)	Internal Width (Max) 6.45 m Shop & Built Depth (Max) 10.90 m	(21' 2") (35' 9") 6 years from 27.10.2011 Rent review every 3rd year IR & I Mutual break option 27.10.2014	£11,510 p.a.	Rent Review 2014
3	A & J Kurtis (Café)	Internal Width (Max) 8.70 m Shop & Built Depth (Max) 10.65 m	(28' 6") (34' 12") 6 years from 28.05.2012 Rent review every 4th year Tenant break option 28.05.2016 IR & I	£12,405 p.a.	Rent Review 2016
4	A Butler (Butcher)	Internal Width (Max) 6.15 m Shop & Built Depth (Max) 11.25 m	(20' 2") (36' 11") 6 years from 18.05.2012 Rent review every 3rd year Tenant break option 17.05.2015. IR & I	£9,500 p.a.	Rent Review 2015
5	J Allan & P Stewart	Internal Width (Max) 6.60 m Shop & Built Depth (Max) 10.65 m	(21' 8") (34' 11") 3 years from 17.11.2011 IR & I	£12,000	Reversion 2014

Total £45,415 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

Seller's Solicitor Ms M Barker, Shoosmiths. Tel: 01908 488300 Fax: 08700 863001 e-mail: melissa.barker@shoosmiths.co.uk

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