



### Tenure

Freehold.

### Location

Clevedon is a busy resort town and commercial centre lying on the Bristol Channel coast, some 10 miles south-west of Bristol. The town enjoys excellent road communications as it is situated on Junction 20 of the M5 Motorway, between North Bristol and Weston-super-Mare. The property is located in a prominent position on The Triangle, in the heart of the town centre and close to the Triangle Shopping Centre. Occupiers close by include B&M, Boots the Chemist, WH Smith, Greggs and branches of the main banks and building societies.

### Description

The property is arranged on ground and two upper floors to provide a ground floor retail unit with residential accommodation on the first and second floors.

The property provides the following accommodation and dimensions:

Gross Frontage	6.50 m	(21' 4")
Net Frontage	4.70 m	(15' 5")
Return Frontage	3.70 m	(12' 2")
Shop Depth	18.70 m	(61' 4")
Built Depth	21.50 m	(70' 6")
Ground Floor	119.05 sq m	(1,281 sq ft)
First and Second Floor Flat – Maisonette		

### Tenancy

The entire property is at present let to NEW LOOK RETAILERS LTD for a term of 15 years from 1st September 2004 at a current rent of £22,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 578 stores throughout the UK.

Website Address: [www.newlookgroup.com](http://www.newlookgroup.com)

For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of £1.398bn, a pre-tax profit of £178.5m, shareholders' funds of £375.73m and a net worth of £323.25m. (Source: Experian 08.06.2017.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

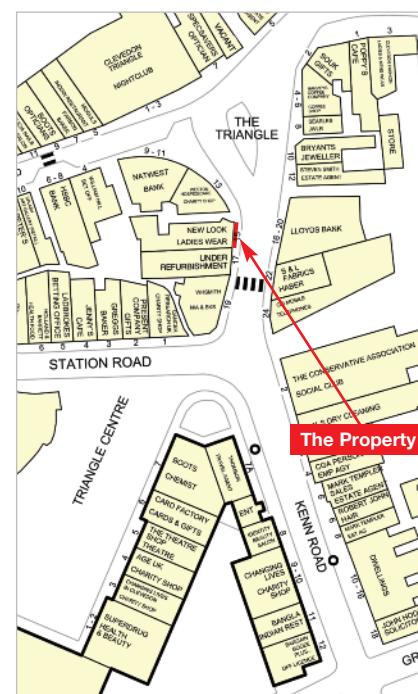
## Clevedon

### 15 The Triangle

### Avon

### BS21 6NQ

- Well Located Freehold Shop and Residential Investment
- Town centre location
- Entirely let to New Look Retailers Ltd
- Maisonette on the first and second floors
- Asset management opportunity
- Reversion 2019
- Current Rent Reserved  
**£22,500 pa**



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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