



Tenure

Freehold.

Location

Worle is a suburb of Weston-Super-Mare situated some three miles east of Weston-Super-Mare town centre. Weston-Super-Mare, with a population of 69,000, is a busy resort town located on the south-west peninsula coast, some 21 miles south-west of Bristol. The property is situated on the north side of the High Street, at its junction with The Scaurs. Occupiers close by include Your Move, Co-Op, Post Office, NatWest, HSBC, Barclays, Bairstow Eves and a variety of local traders.

Description

The parade is arranged on ground and first floor to provide four ground floor shops with ancillary accommodation above and a double fronted bank with a self-contained first floor office above. The offices benefit from fluorescent strip lighting, carpets, a mixture of cellular offices and WCs and are accessed via an entrance fronting The Scaurs. All the shop units and bank benefit from rear access. To the rear of the property is a large car park.

VAT

Please refer to the Special Conditions of Sale.

Planning

Planning permission was granted in September 2007 for erection of a roof and side extension and alterations to existing buildings to create 6 flats and associated parking. Application No. 07/P/2017/F. All enquiries should be made to North Somerset Council. www.n-somerset.gov.uk

Documents

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

Viewing of Lloyds Bank Unit

To be held on Monday 11th March by appointment only, on at least 72 hours' prior notice. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter

Lot 36 Weston-Super-Mare.

Energy Performance Certificate

For EPC Rating please see website.

Weston-Super-Mare

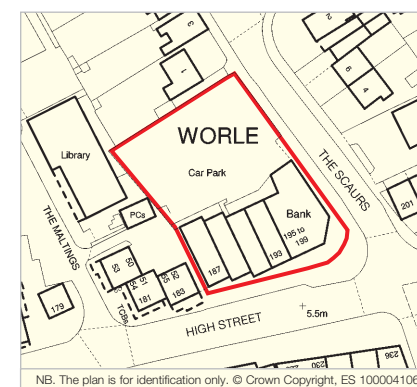
187/197 (odd)
High Street
Worle
Somerset
BS22 6JS

- **Freehold Parade of Shops Investment**
- **Comprising Four shops, a double fronted bank and self-contained first floor offices**
- **Tenants include Lloyds Pharmacy Ltd, Lloyds TSB Bank plc and Ganton House Investments Ltd (t/a Ladbroke's)**
- **Asset Management opportunities and potential for redevelopment**
- **Site of 0.4 Acres (0.16 Hectares) with large car park**
- **Total Current Rents Reserved**

£77,446 pa
plus Vacant Shop

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
187	Ganton House Investments Ltd (1) (t/a Ladbroke's)	Gross Frontage 5.20 m Net Frontage 4.75 m Shop & Built Depth 15.55 m First Floor 32.50 sq m (17' 1") (15' 7") (51' 0") (349 sq ft)	10 years from 25.12.2008 Tenant option to determine the lease December 2013 FR & I by way of a service charge Rent Review every 5th year	£12,946 p.a.	Rent Review 25.12.2013
189	Vacant	Gross Frontage 5.20 m Net Frontage 4.75 m Shop & Built Depth 15.80 m First Floor 38.50 sq m (17' 1") (15' 7") (51' 10") (414 sq ft)		—	
191	Mind Charity Shop (2)	Gross Frontage 5.30 m Net Frontage 4.75 m Shop & Built Depth 15.70 m First Floor 44.50 sq m (17' 5") (15' 7") (51' 6") (478 sq ft)	15 years from 25.12.2007 Tenant option to determine the lease 24th December 2017 FR & I by way of a service charge Rent Review every 5th year	£14,500 p.a.	Rent Review 2017
193	Lloyds Pharmacy Ltd (3)	Gross Frontage 5.30 m Net Frontage 4.75 m Shop & Built Depth 15.70 m First Floor 44.50 sq m (17' 5") (15' 7") (51' 6") (478 sq ft)	20 years from 25.03.93 FR & I by way of a service charge Rent Review every 5th year	£14,000 p.a.	Reversion 2013
195/197	Lloyds TSB Bank Plc (4)	Gross Frontage 9.30 m Net Frontage 7.80 m Splay Frontage 6.10 m Shop Depth 11.60 m Built Depth 20.50 m (30' 6") (25' 7") (20' 0") (38' 1") (67' 3")	33 years from 25.12.81 FR & I by way of a service charge Rent Review every 5th year	£25,500 p.a.	Reversion 2014
195/197	D J Sheridan and N J Murray (t/a Wards Solicitors)	First Floor 130.5 sq m (1,404 sq ft)	5 years from 24.08.2010 FR & I by way of a service charge (5)	£10,500 p.a.	Reversion 2015

(1) For the year ended 31.12.2011 Ganton House Investments Ltd reported a turnover of £15.365m, pre-tax profits of £3.707m and a net worth of £19.978m (Source Riskdisk 18.02.2013).

(2) Over 160 stores www.mind.org.uk. The Receivers are not aware of any attempt by the Tenant to exercise its 2012 break option.

(3) For the year end 31.12.2011 Lloyds Pharmacy Ltd reported a turnover of £1.76bn, pre-tax profit of £57.18m and net worth of £58.5m (Source Riskdisk 18.02.2013). Lloyds Pharmacy operate from 1,700 branches nationwide. Website address: www.lloydspharmacy.com

(4) Lloyds TSB Bank plc is ultimately owned by Lloyds Banking Group plc who operate from more than 3,000 branches across the UK. Website Address: www.lloydstsb.com

(5) The service charge is capped at £4,840 p.a.

Total £77,446 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 Elena Solaro, Taylor Wessing. Tel: 020 7300 7000 Fax: 020 7300 7100 e-mail: e.solaro@taylorwessing.com

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