



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 the centre of Bedminster, a suburb approximately 1 mile south of Bristol city centre. More particularly the property is located on the north side of East Street, the principal retail thoroughfare of the town, close to the junction with Warden Road. Occupiers close by include Bon Marché, Boots, Scrivens, Peacocks, Brighthouse, TSB, Halifax and Santander Banks.

Description
The property is arranged on basement, ground and two upper floors. The basement, ground and first floors provide bar/restaurant use and ancillary accommodation whilst the second floor comprises a manager's flat.

The property provides the following gross internal accommodation and dimensions:

Ground Floor	421.20 sq m	(4,534 sq ft)
Basement	128.00 sq m	(1,377 sq ft)
First Floor	98.05 sq m	(1,055 sq ft)
Total GIA	647.25 sq m	(6,966 sq ft)

Second Floor Manager's Flat comprising Four Rooms, Kitchen and Bathroom

Tenancy
The entire property is at present let to SURREY PUBS & INNS LIMITED for a term of years expiring 21st September 2041 at a current rent of £60,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease provides for a tenant option to break on 22nd September 2031 (1).

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 124 Band D (Copy available on website).

Bristol

The Assembly

110/112 East Street
Bedminster
Avon
BS3 4EY

- **Freehold Public House Investment**
- Town centre location
- Attractive building
- Lease expires 2041 (1)
- Rent Review 2016
- Current Rent Reserved
£60,000 pa

SIX WEEK COMPLETION AVAILABLE

