

Bristol

Regent House, Consort House & Imperial Arcade East Street Bedminster BS3 4HH

- **Freehold Grade II Listed Vacant Office, Shopping Arcade & Supermarket Ground Rent Investment**
- **Comprising two large self-contained office buildings, nine retail units and a ground rent secured on an Asda Supermarket**
- **Site area 4.7 hectares (11.6 acres) (including supermarket ground rent)**
- **Total accommodation 8,556.8 sq m (92,103 sq ft) excluding ground rent**
- **No VAT applicable**
- **Shop Reversions from 2014**
- **Total Current Rents Reserved**
£73,212 pa ^{(1) (2)}

plus vacant possession of Regent House, Consort House and Units 3 & 4 Imperial Arcade



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

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, on East Street, Bedminster's main retail thoroughfare.

Description
The property is arranged on ground and three upper floors to provide two large self-contained office buildings totalling 7,573.8 sq m (81,523 sq ft) with parking for some 197 cars and nine shops. In addition there is a large supermarket with parking for some 600 cars which have been sold off on a long lease. The office buildings are concrete framed and were redeveloped in the 1980s behind a retained Grade II Listed façade.

Planning
Regent House and Consort House may have potential for residential conversion, subject to obtaining all the relevant consents. All enquiries should be referred to Bristol City Council Planning Department. Tel: 0117 922 2000. Web Address: www.bristol.gov.uk

Rateable Value
The 2010 Rating List has the following entries:
Regent House: Offices & Premises – £390,000
Consort House: Offices & Premises – £195,000.
Please note: Empty rates are not payable on Listed buildings.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
EPC Ratings range from 53-105 Bands C-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Regent House Office	Vacant	Ground Floor 1,095.4 sq m (11,790 sq ft) First Floor 1,491.4 sq m (16,054 sq ft) Second Floor 1,274.4 sq m (13,717 sq ft) Third Floor 1,317.0 sq m (14,176 sq ft) Sub Total 5,178.2 sq m (55,737 sq ft)	-	-	-
Imperial Arcade Unit 1	Hair & Beauty Bank Limited	Ground Floor 45.7 sq m (492 sq ft)	5 years from 18.09.2009 Excluded from S.24-28 of 1954 Act	£8,112 p.a.	(1)
Imperial Arcade Unit 2	Age UK	Ground Floor 99.4 sq m (1,070 sq ft)	10 years from 11.03.2011 Rent review fifth year Tenant option to determine 2016	£9,600 p.a.	Rent Review 2016
Consort House	Vacant	Ground Floor 65.7 sq m (707 sq ft) First Floor 1,175.0 sq m (12,648 sq ft) Second Floor 1,154.9 sq m (12,431 sq ft) Sub Total 2,395.6 sq m (25,786 sq ft)	-	-	-
Imperial Arcade Unit 3	Vacant	Ground Floor 131.4 sq m (1,414 sq ft) First Floor 36.8 sq m (396 sq ft)	-	-	-
Imperial Arcade Unit 4	Vacant (2)	Ground Floor 112.6 sq m (1,212 sq ft)	-	-	-
Imperial Arcade Unit 5	Specsavers Optical Superstores Limited (3)	Ground Floor 103.5 sq m (1,114 sq ft)	10 years from 24.04.2012 Rent review fifth year Tenant option to determine 2017	£11,250 p.a.	Rent Review 2017
Imperial Arcade Unit 6	T Mukhtar & M B Saad (t/a Funky Fones)	Ground Floor 103.0 sq m (1,108 sq ft)	3 years from 26.07.2012	£12,500 p.a.	Reversion 2015
Imperial Arcade Unit 7	BSNL Limited (t/a Post Office)	Ground Floor 107.5 sq m (1,157 sq ft)	15 years from 25.06.2010 Rent review every fifth year	£9,400 p.a.	Rent Review 2015
Imperial Arcade Unit 8	Knight & Thomas Limited (t/a Littleduck.co.uk)	Ground Floor 97.4 sq m (1,049 sq ft)	15 years from 15.12.2002. Rent review every fifth year. Tenant option to determine 15.12.2017	£9,500 p.a.	Reversion 2017
Imperial Arcade Unit 9	Specsavers Optical Superstores Limited (3)	Ground Floor 145.7 sq m (1,568 sq ft)	10 years from 24.04.2012 Rent review fifth year Tenant option to determine 2017	£11,850 p.a.	Rent Review 2017
Supermarket & Car Park	The Burwood House Group plc	Asda Superstore & Car Park	125 years from 25.03.1988	£1,000 p.a.	Reversion 2113
		Total	8,556.8 sq m (92,103 sq ft)	Total £73,212 p.a. ^{(1) (2)}	

(1) The lease has expired but the tenant remains in occupation. No rent has been demanded or accepted. Please refer to legal pack for further information.
(2) Heads of terms have been agreed (subject to contract) with Specsavers Optical Superstores Ltd for a new lease expiring April 2022 at a rent of £11,000 p.a.
(3) For the year ended 28th February 2013, Specsavers Optical Superstores Limited reported a turnover of £346.74m, a pre-tax profit of £15.35m and a net worth of £100.3m. (Source: riskdisk.com 20.09.2014.)
NB. All floor areas provided by the Vendor.

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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