

Bristol

1180 Aztec West Business Park Almondsbury Avon BS32 4SY

- **Freehold Peppercorn Ground Rent – Reversion 2987**
- **Secured on 2.36 acre site on business park**
- **Adjacent to M5, close to M4 junction**

THREE WEEK COMPLETION

Tenure

Freehold.

Location

Bristol is situated 115 miles west of London, is the UK's sixth largest city and is located in a strategic position at the junction of the M4 and M5 motorways. The city serves a population of some 440,000 and enjoys excellent communications by road, rail and air. Aztec West, the premier business park for the region, is located adjacent to the M5 (Junction 16) about 7 miles north of the city centre.

The property is situated on the north side of Park Avenue, bordering the M5 Motorway.

Current Rent Reserved Peppercorn

Description

The property comprises a rectangular site, extending to 0.95 hectares (2.36 acres), on which is currently erected a modern industrial unit extending to some 39,100 sq ft (Source: VOA). The property benefits from good circulation and parking areas.

Tenancy

The entire property is at present let to DEVONSHIRE METRO LIMITED for a term of 999 years from 1st May 1988 (thus having 971 years unexpired) at a current rent of a peppercorn per annum, fixed for the duration of the term. The lease contains full repairing and insuring covenants, and also limits the maximum permitted development on the site to 40,900 sq ft. The property has been sublet.

Tenant Information

For the year ended 30th June 2015, Devonshire Metro Limited reported a turnover of £5.18m, a pre-tax profit of £5.59m and a net worth of £44.7m. (Source: Experian: 03.06.2016).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

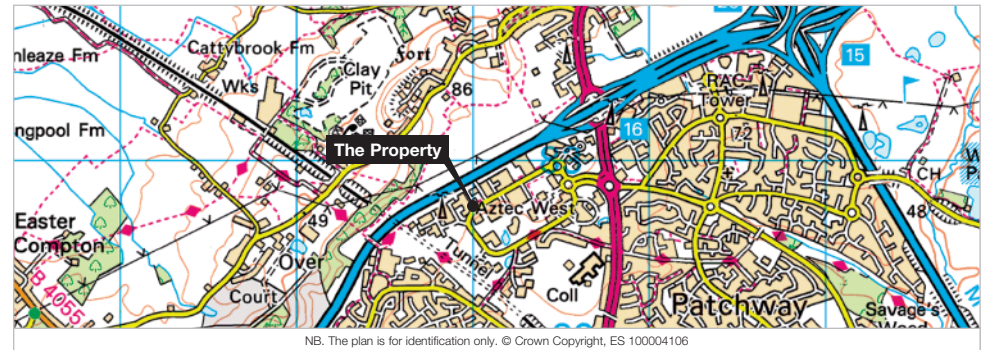
For EPC Rating please see website.

Seller's Solicitor

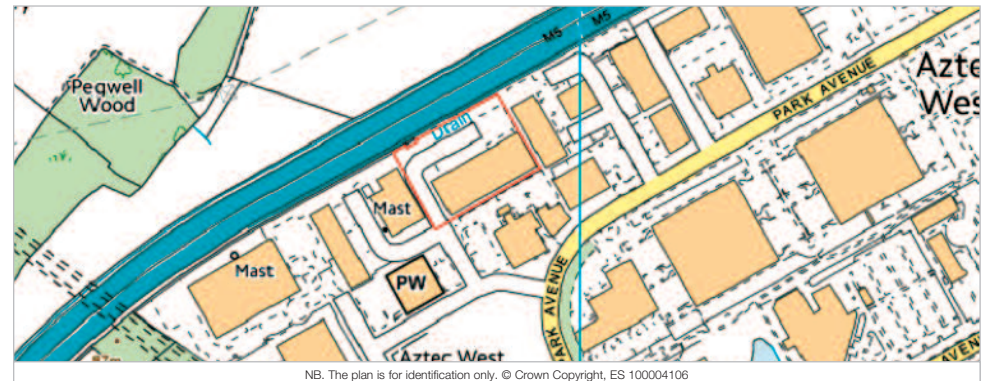
Mrs Manisha Desai, Jones Day.

Tel: 0207 039 5835.

E-mail: mdesai@jonesday.com



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end of sale

Next auction 10th October 2016

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