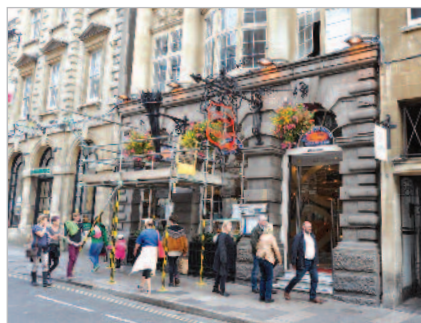


Bristol 44 Corn Street Avon BS1 1HQ

- **Grade II Listed Virtual Freehold Leisure Investment**
- Let to Harnbury Holdings Ltd (t/a San Carlo) on a lease expiring in 2037
- Located within Bristol's principal leisure destination
- Rent Review 2015
- Current Rent Reserved

£64,625 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held for a new term of 999 years from completion at a peppercorn ground rent.

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 located in Clifton, a residential suburb of Bristol, 1 mile north of the city centre.

The property is situated within the city centre on the north side of the part pedestrianised Corn Street close to its junction with Small Street and Exchange Avenue. There are a number of leisure occupiers close by including All Bar One, Pizza Express, Walkabout Bar & Restaurant, The Slug & Lettuce, JD Wetherspoons and Pranj's Bar.

Description

This Grade II Listed property is arranged on basement and ground floors only to provide a ground floor bar and restaurant for approximately 108 covers with the kitchen and staff accommodation at basement level.

The property provides the following accommodation and dimensions:
Gross Frontage 9.60 m (31' 6")

Shop & Built Depth

Shop	34.65 m	(113' 8")
Basement	130.90 sq m	(1,409.6 sq ft)
Ground Floor	180.20 sq m	(1,939.7 sq ft)

Tenancy

The property is at present let to HARNBURY HOLDINGS LTD (t/a San Carlo) for a term of 35 years from 22nd February 2002 at a current rent of £64,625 per annum. The lease provides for rent reviews on 1st December 2015 and every fifth year thereafter of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 6.
Website Address: www.sancarlo.co.uk
For the year ended 30th September 2013, Harnbury Holdings Ltd reported a turnover of £27,775,882, a pre-tax profit of £894,503, shareholders' funds of £2,919,854 and a net worth of £2,833,766. (Source: riskdisk.com 17.09.2014.)

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.