

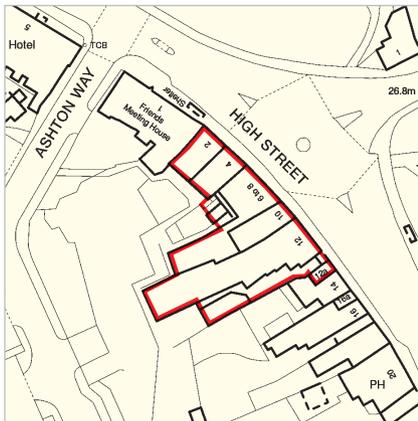
Keynsham

2-12 High Street

Somerset

BS31 1DQ

- **Freehold Commercial and Residential Ground Rent Investments**
- Centrally located
- Comprises 6 shops (3 vacant), vacant offices and residential ground rents
- Reversions from 2015
- Total Current Rents Reserved **£26,660 pa**



Tenure

Freehold.

Location

Keynsham lies on the River Avon, midway between Bristol and Bath on the A4 trunk road. The town is a popular retail centre as well as acting as a dormitory town to both Bath, 7 miles to the south-east and Bristol, 5 miles to the north-west

The property is situated on the west side of High Street at the junction of Station Road in the town centre.

Occupiers close by include Tesco supermarket (rear) and a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide six shops together with self-contained offices above and offices to the rear of No. 8, together with residential accommodation which has been sold off on long leases.

VAT

Please refer to the Special Conditions of Sale.

Planning

The vacant offices may lend themselves to alternative uses, subject to obtaining all the necessary consents. All enquiries with Bath & North-East Somerset Council.

Website Address: www.bathnes.gov.uk

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

No.	Tenant	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2-4 High Street	Vacant	Ground and First Floor 207.7 sq m (2,235 sq ft)			
2-4 High Street (uppers)	Sanctuary Housing Association	Second Floor (No Access)	150 years from 03.08.2001	Peppercorn	Reversion 2151
6-8 High Street	Vacant	Ground Floor 67.3 sq m (724 sq ft)			
6-10 High Street (uppers)	Sanctuary Housing Association	First and Second Floor – 6 Flats (No Access)	150 years from 03.08.2001	Peppercorn	Reversion 2151
8 High Street	Vacant	Ground & First Floor 100.40 sq m (1,081 sq ft)			
Rear of 8 High Street	Vacant	Ground Floor 50.10 sq m (539 sq ft) First Floor 67.40 sq m (725 sq ft)			
10 High Street	Mr S Tamlyn	Ground Floor 51.40 sq m (553 sq ft)	Term of years from 01.06.2010 expiring 31.05.2015	£7,500	Reversion 2015
				Sub-Total £7,500	
12 High Street	Mr & Mrs Sweeting	Ground Floor 267.50 sq m (2,879 sq ft) plus car parking spaces (1)	Term of years from 24.06.2009 expiring 23.06.2016	£15,000	Reversion 2016
12a High Street	Jackos Taxis Ltd	Ground Floor 7.50 sq m (80 sq ft)	Term of years from 09.06.2011 expiring 08.06.2016	£4,160	Reversion 2016
Suites 1-9, 12a High Street	Vacant	First & Second Floor 242.3 sq m (2,608 sq ft) (No Access – Floor Areas Taken from VOA website)			
				Sub-Total £19,160	
Total		1,061.60 sq m (11,424 sq ft)		Total £26,660 p.a.	

(1) The Sellers advise that the car parking spaces allocated in the lease have been moved by an informal arrangement to an area not included within the seller's title. Please refer to the legal pack.

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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