



**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 located in a prominent position on the east side of High Street, which is the town's principal retail thoroughfare. Occupiers close by include New Look, Oxfam (both adjacent), Costa Coffee, Lloyds Pharmacy, Thomson, Thomas Cook, WH Smith, Peacocks, Card Factory, Barclays Bank, Halifax and the Post Office, amongst many others.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation to the rear. There is presently no access to the first floor.

The property provides the following accommodation and dimensions:

Gross Frontage	7.35 m	(24' 2")
Net Frontage	4.60 m	(15' 1")
Shop Depth	16.85 m	(55' 4")

Built Depth	18.90 m	(59' 8")
Ground Floor	118.50 sq m	(1,276 sq ft)
First Floor (no access)		

#### Tenancy

The entire property is at present let to BRITISH HEART FOUNDATION for a term of 10 years from 7th March 2013 at a current rent of £19,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine in the 5th year of the term.

#### Tenant Information

No. of Branches: 500+.

Website Address: [www.bhf.org.uk](http://www.bhf.org.uk)

#### VAT

VAT is applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

## Keynsham

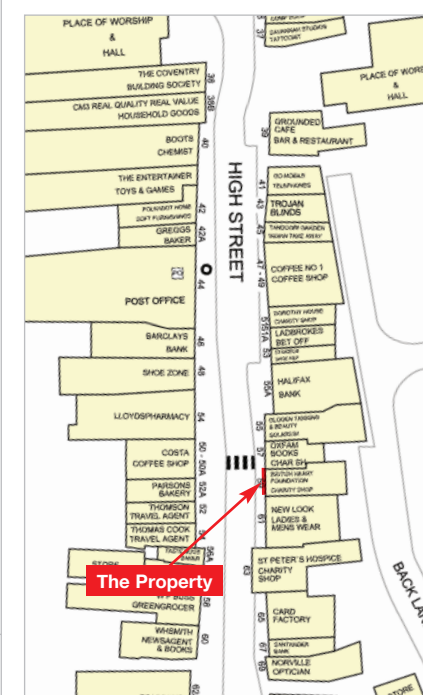
### 59 High Street

### Avon

### BS31 1DS

- Well Located Freehold Shop Investment
- Town centre location
- Entirely let to British Heart Foundation
- Lease expiring in 2023 (1)
- Rent Review 2018
- Current Rent Reserved

**£19,750 pa**



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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