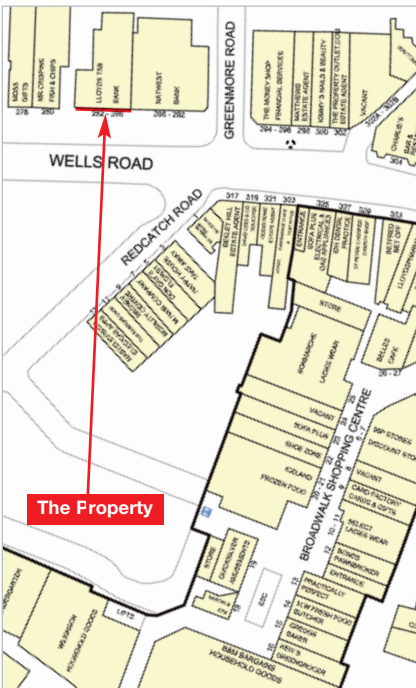


Bristol

**282-284 Wells Road
Knowle
Avon
BS4 2PY**

- **Freehold Bank Investment**
- Let to Lloyds Bank plc
(In occupation since before 1981)
- Lease expires 2023 (1)
- Situated adjacent to NatWest Bank
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved
£35,000 pa



Tenure

Freehold.

Location

Knowle is a residential suburb of Bristol located 2 miles south-east of Bristol city centre. It is an established retailing location which provides shopping facilities for the local community.

The property is situated on Wells Road (A37), opposite its junction with Redcatch Road and adjacent to a NatWest Bank.

Other occupiers close by include Lloyds Pharmacy, Londis, Betfred, Subway and Superdrug. The Broadwalk Shopping Centre is also nearby where occupiers include Iceland, Bonmarché, B&M Bargains, Wilkinson, Shoe Zone, 99p Stores, Greggs and Card Factory.

Description

The property is arranged on ground and two upper floors to provide a banking hall at ground floor level, with ancillary offices, staff and storage accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	14.15 m	(46' 5")
Built Depth	30.15 m	(98' 11")
Strong Room	22 sq m	(237 sq ft)
First Floor Offices and Storage	211.5 sq m	(2,277 sq ft)
Second Floor Staff	53 sq m	(570 sq ft)

NB. It should be noted that High Alumina Cement was used in part of the construction of this property.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 12th September 2013 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The tenant has the option to determine the lease at the end of the fifth year.

Tenant Information

Lloyds Bank plc have been in occupation of the property since before 1981.

www.lloydsbank.com

For the year ended December 2013, Lloyds Bank plc reported a pre-tax profit of £38.706bn, shareholders' funds of £43.739bn and a net worth of £34.109bn. (Source: riskdisk.com 06.06.2014)

VAT

VAT is not 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.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Rosemary Hamilton, Emery Johnson Astills. Tel: 0116 225 4855 e-mail: rsh@johnsonastills.com