

**TO BE TESCO EXPRESS
GROSS YIELD 7.1%**



SITUATION

Located at the junction with Toronto Road, adjacent to a **Co-op Food Store**, opposite **Corals** and near **William Hill**, serving the surrounding residential area approximately 2 miles north of Bristol city centre.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor and Basements	Ground Floor Gross Frontage 50'1" Return Frontage 116'6" Internal Width 46'5" Built Depth 116'6" GIA Approx 4,115 sq ft	Tesco Stores Ltd (See Tenant Profile)	20 years from 27th March 2012	£49,800	FRI by way of service charge Rent Reviews 2016 and 5 Yearly to RPI, subject to a 'collar & cap' of 0% and 4% Tenant's Break 2022
	Front Basement GIA Approx 655 sq ft				
	Rear Basement GIA Approx 850 sq ft				
	Total GIA Approx 5,620 sq ft				
Upper Part	Not inspected	Filton Bristol Ltd	999 years from completion	Peppercorn	FRI by way of service charge
TOTAL				£49,800	

PROPERTY

Forming the majority of a former Public House comprising a **Ground Floor which is to undergo alterations and shop-fitting in due course by Tesco Stores Ltd for use as a Convenience Store plus 2 Basements.** There will also be **Customer Forecourt Parking for 6 cars** accessed from Toronto Road. In addition, there is separate rear access to the **Upper Parts.**

£49,800 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

TENANT PROFILE

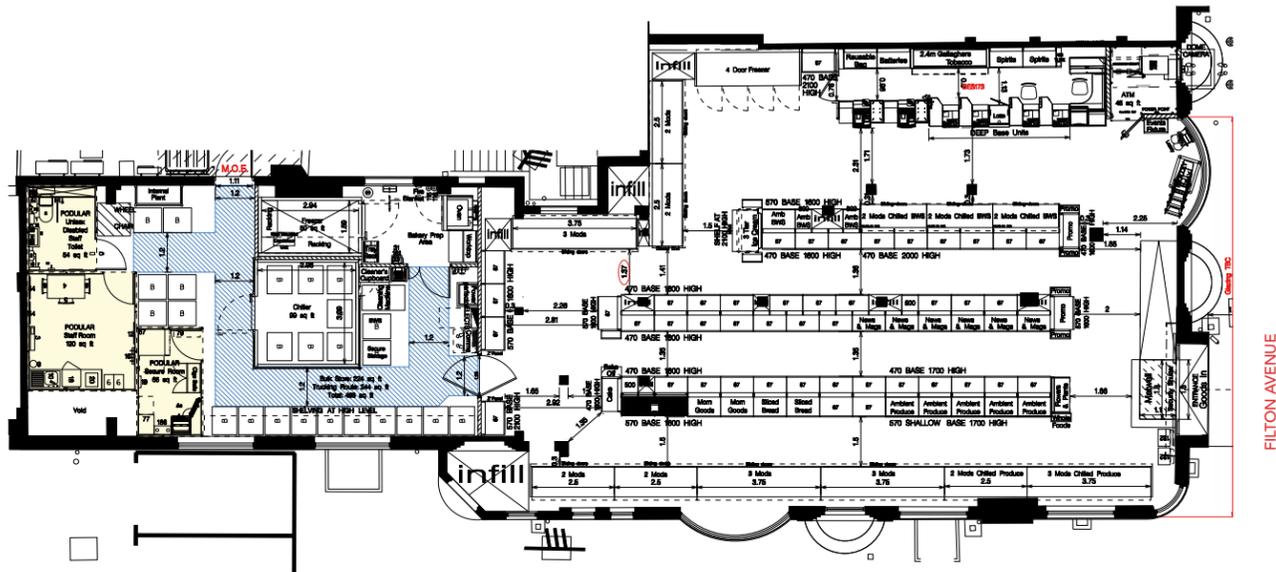
Tesco operate from over 2,700 stores throughout the UK. For Y/E 26/02/11 Tesco Stores Limited reported a Turnover of £40.15bn, Pre-Tax Profits of £2.24bn and a Net Worth of £6.95bn. Ultimate holding company is Tesco PLC.

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TESCO EXPRESS
All signage and shopfront to be confirmed by Tesco Express

PROPOSED FILTON AVENUE ELEVATION



REV.	AMENDMENTS	DATE	REV.	AMENDMENTS	DATE	DRAWING NO. BRISfeasGAG#B.dgn	PROJECT	<p>TESCO STORES LIMITED EXPRESS GROUP P.O. BOX 400, CIPRUS BUILDING, SHIRE PARK WELWYN GARDEN CITY, HERTS AL9 9AB TELEPHONE: 01763 295200 WWW.TESCO.COM</p>
1	PRELIMINARY RETAIL LAYOUT CREATED	17.08.10				PHASE 1	The Fellowship PH, Filton Avenue, Bristol	
2	REVISED & BOM REDESIGNED AS PER PLANNERS UPDATE	28.08.10				ISSUE B		
3	UPDATED ARCHITECTS PLAN, AMEND RETAIL & BOM TO SUIT	28.11.11				SYSTEM ID: RETAIL		
						SCALE	DATE	DESCRIPTION
							28.11.2011	PROPOSED RETAIL LAYOUT STANDALONE
						PLANNER	Glen Franklin	

PROPOSED RETAIL LAYOUT

VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912
Ref: S. Atkinson, Esq - Email: scott@solts.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts