



**SITUATION**

Located on the busy main A38 within close proximity to St. James Barton Roundabout which fronts **Debenhams** and **Primark** and being under 1/2 mile from the Broadmead Shopping Centre which is the prime retail centre of Bristol. Bristol is one of the major commercial centres of the West of England, approximately 12 miles north-west of Bath and enjoying excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

**PROPERTY**

Forming part of a mid terrace property comprising a **Ground Floor Shop** which benefits from a rear service road for unloading.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'6"
Internal Width	17'11"
Shop Depth	54'0"
WC	

**VAT is NOT payable in respect of this Lot**

**£6,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

**TENURE**

**Leasehold for a term of 999 years from completion at a peppercorn ground rent.**

**TENANCY**

The property is let to **H. Malik as a Men's Clothing Store** for a term of 5 years from 17th December 2012 at a current rent of **£6,500 per annum** exclusive.

**Tenant's Break anytime on 6 month notice**

**Note: The tenant contributes towards the buildings insurance but not repairs.**



**VENDOR'S SOLICITORS**

Spratt Endicott - Tel: 01280 730880  
Ref: Ms Nicola Muir - Email: nmuir@se-law.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 £500 (including VAT) upon exchange of contracts