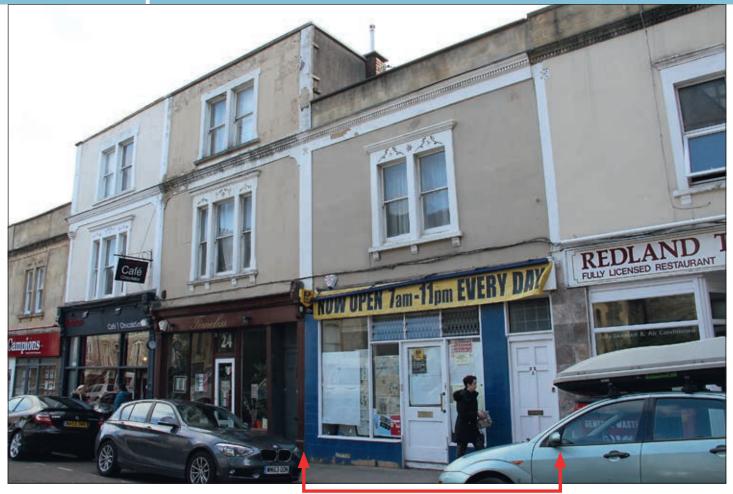
LOT **19**

22 Chandos Road, Redland, Bristol BS6 6PF

*Guide: £300,000+

6 WEEK COMPLETION



SITUATION

Located close to the junction with Brighton Road within this well established parade which hosts a variety of local traders and serves the surrounding affluent residential community, being ¼ mile from Redland Railway Station and just a short walk away from Whiteladies Road (A4018) which includes many multiple retailers.

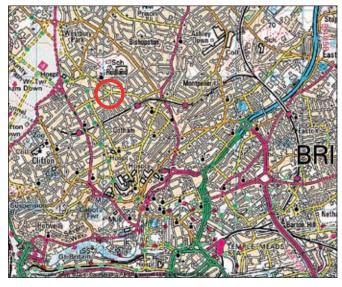
Redland is an upmarket and highly sought after suburb of Bristol located approx. 1 mile north of Bristol city centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** and **Basement** with separate front access to a **Self-Contained Flat** at first floor level.(see Note)

VAT is NOT payable in respect of this Lot

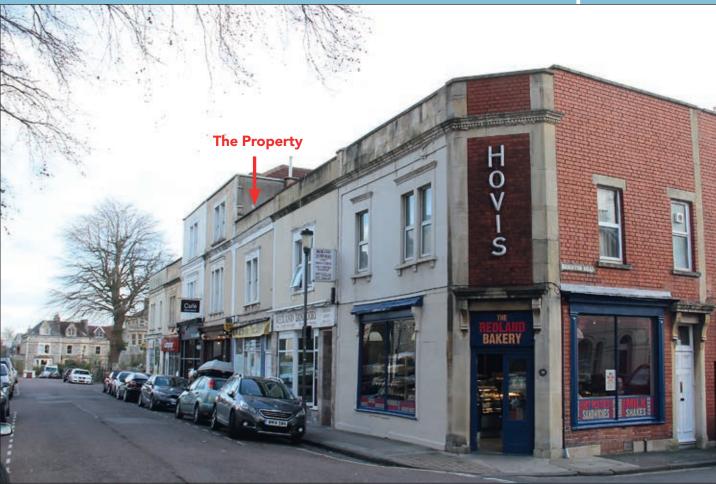
FREEHOLD



£5,640 _{p.a.} Plus Vacant Shop

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

22 Chandos Road, Redland, Bristol BS6 6PF



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor ShopGross Frontage18'2"Internal Width16'10" (max)Shop Depth62'5"Built Depth76'8"WCBasement StorageArea Approx.334 sq ft		VACANT			
First Floor Flat	Bedroom leading to Rear Store/Dressing Ro Lounge, Kitchen, Shower Room/WC GIA Approx	oom, 555 sq ft	Individual	6 months from 11th October 2012	£5,640	AST. Holding Over.
	I		I	TOTAL	£5,640 plus Vacant Shop	

Note: There maybe potential to reconfigure the flat and add a second floor, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS Bude Nathan Iwanier – Tel: 020 8458 5656 Ref: V. Vernick Esq – Email: vv@bnilaw.co.uk