

LOT 28

177 Greystoke Avenue, Southmead, Bristol BS10 6BA

*Reserve below £30,000
6 WEEK COMPLETION
REVERSIONARY GROUND RENT INVESTMENT

SITUATION

Located within this established retail parade, amongst a variety of multiples that include **McColl's, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area.

Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"
Built Depth 45'0"
WC

First & Second Floor Flat

Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

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

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



TENANCY

The entire property is let on a full repairing and insuring lease to **K. M. Lakhani and B. K. Lakhani t/a Paragon Hairdressing & Barbers** for a term of 99 years from 24th June 1951 at a current rent of **£45 per annum** exclusive.

Reversion in approx. 32 years.

VENDOR'S SOLICITORS

Stephen Rimmer LLP – Tel: 01323 644 222
Ref: Ms Caroline Cohen – Email: cc@stephenrimmer.com

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 £750 (including VAT) upon exchange of contracts