

6 WEEK COMPLETION



SITUATION

Located close to the junction with Church Road within this well established retail thoroughfare serving the surrounding residential area approximately 2 miles north of Bristol city centre.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant/Delicatessen with A3 and A5 Use** and separate front access to a **Self-Contained Flat** on the First and Second Floors.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'3" Internal Width 13'7" widening to 16'0" Shop Depth 34'9" Built Depth 64'11" Restaurant/Deli Area 510 sq.ft. Kitchen/Prep Area 315 sq.ft. WC	T. Lakhani (Vegetarian Indian Delicatessen & Restaurant)	5 years from 29th September 2008	£7,800	FRI
First & Second Floor Flat	3 Rooms, Open-Plan Kitchen, Bathroom/WC	2 Individuals	6 months from 1st March 2011	£7,500	AST
TOTAL				£15,300	

£15,300 per annum

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

VENDOR'S SOLICITORS

W T Jones – Tel: 020 7405 4631
Ref: P. Hambleton Esq – Email: pch71@aol.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 £275 (including VAT) upon exchange of contracts