



**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**

\* Refer to Point 9 in the 'Notice to all Bidders' page



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 18'2" Internal Width 16'10" (max) Shop Depth 62'5" Built Depth 76'8" WC <b>Basement Storage</b> Area Approx. 334 sq ft				<b>VACANT</b>
First Floor Flat	Bedroom leading to Rear Store/Dressing Room, Lounge, Kitchen, Shower Room/WC <b>GI A Approx 555 sq ft</b>	Individual	6 months from 11th October 2012	£5,640	AST. Holding Over.
<b>TOTAL</b>				<b>£5,640 plus Vacant Shop</b>	

**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

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