

FIRST TIME ON THE MARKET FOR OVER 20 YEARS



SITUATION

Located within this established parade, opposite a **Spar** and near to a **Londis** serving the surrounding residential area approx. 2 miles south of Bristol City Centre. Bristol is a major commercial and financial centre with excellent road communications with the M4 and M5, only 12 miles north-west of Bath and 40 miles west of Swindon.

PROPERTY

A mid terrace building comprising a **Ground Floor Fish & Chip Take-away (with A5 use)** along with separate rear access to a **Self-Contained Flat** on the first floor. In addition the property includes a **Rear Yard** providing **parking for at least 2 cars** and a rear service road allows vehicle access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

£12,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

ACCOMMODATION

Ground Floor Take-away

Gross Frontage	20'1"
Internal Width	19'0"
narrowing to	17'5"
Shop & Built Depth	67'0"
WC	

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **N. Singarder t/a Caspian Fish Bar** for a term from 8th October 2008 to 20th June 2011 (holding over) at a current rent of **£12,000 per annum** exclusive.

Note: The tenant sub-lets the flat on an AST.

VENDOR'S SOLICITORS
Russell Cooke – Tel: 020 8789 9111
Ref: Ms Francine Blanc – Email: francine.blanc@russell-cooke.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