

**FIRST TIME ON THE MARKET FOR OVER 20 YEARS**



**SITUATION**

Occupying a busy trading position on the main A37, close to the junction with Broad Walk and amongst such multiples as **Betfred, Lloyds Pharmacy, Superdrug, Subway, William Hill** as well as being directly opposite **Knowle Library** and the **Broadwalk Shopping Centre**. The city centre lies 2 miles distant.

Bristol is a major commercial and financial centre with excellent road communications with the M4 and M5.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and attic floor level.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'3" Internal Width 14'5" (max) Shop Depth 28'9" Built Depth 59'7" WC	<b>N. Rajabi (Tailoring &amp; Dry Cleaning)</b>	10 years from 29th October 2010	£9,247	Effectively FRI (subject to a schedule of condition). <b>£4,000 Rent Deposit held.</b>
First & Attic Floor Flat	1 Bedroom, Living Room, Kitchen/Breakfast Room, Bathroom/WC	Individual	6 months from 25th September 2015	£6,600	AST Holding Over <b>£550 rent deposit held.</b>
<b>TOTAL</b>				<b>£15,847</b>	

**Note: The main roof was renewed in 2015**

**£15,847 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

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**



View along Wells Road

**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