



SITUATION

Occupying a prominent trading position in this busy shopping parade amongst a variety of local and multiple traders including **Iceland, The Co-Operative Food, Martin's** and **Greggs** all serving the surrounding residential suburb, which lies approx. 5½ miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5 lying some 12 miles north-west of Bath and 35 miles west of Swindon.

PROPERTY

An end of terrace Post War building comprising a **Ground Floor Shop** with separate front access via a rear communal staircase to a **Self-Contained Flat** on the first and second floors with uPVC windows. In addition, the property includes **Land at the Rear (see Note).**

ACCOMMODATION

Ground Floor Shop

- Gross Frontage 19'4"
- Internal Width 16'10"
- Shop Depth 38'0"
- Built Depth 46'4"
- 2 WCs

First & Second Floor Flat

Not inspected - 3 Rooms, Kitchen, Bathroom/WC

Land at Rear (see Note)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **M. Patel & A. Patel (sublet to William Hill Bookmakers)** for a term of 99 years (less 10 days) from 24th June 1965 at a current rent of **£250 per annum** exclusive.

Valuable Reversion in approx. 46 years

Note: The Freehold Title includes a rear section of Land with drive-in access on which there are 4 car spaces allocated for communal use with the 3 neighbouring properties. This Land is not demised in the head lease so there may be a possibility of some additional rental income.



£250 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

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

VENDOR'S SOLICITORS

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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