

### SITUATION

Located within this established retail parade, amongst a variety of multiples that include **McColls, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area.

Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage 20'0"

Built Depth 54'0"

WC

#### First & Second Floor Flat

Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC

**VAT is NOT applicable to this Lot**

### FREEHOLD

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

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



### TENANCY

The entire property is let on a full repairing and insuring lease to the **Trustees of the Backhouse Racing Pension Fund t/a Backhouse Bet (Bookmakers having 15 branches)** for a term of 99 years from 24th June 1951 at a current rent of **£45 per annum** exclusive.

**Reversion in approx. 32 years.**

**Note: The Lessee also occupies the adjoining unit.**

#### VENDOR'S SOLICITORS

Stephen Rimmer LLP – Tel: 01323 644 222  
Ref: Ms Caroline Cohen – Email: cc@stephenrimmer.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 £750 (including VAT) upon exchange of contracts