



SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, 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

An end of terrace building comprising a **Ground Floor Shop** with separate access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

£42 per annum

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

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'6"
Built Depth 77'0"

First & Second Floor Flat

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

TENANCY

The entire property is let on a full repairing and insuring lease to **S. N. Tanna, H. S. Tanna and V. S. Tanna (sublet to McColl's)** for a term of 99 years from 24th June 1951 at a current rent of **£42 per annum** exclusive.

Reversion in approx. 32 years.

Note: The sub-lessee (McColl's) also occupies the adjoining shop.

VENDOR'S SOLICITORS

Spratt Endicott Solicitors – Tel: 01295 204111
Ref: Ms Emma Buck – Email: ebuck@se-law.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 £750 (including VAT) upon exchange of contracts