



SITUATION

Located close to the junction with Pembroke Road and just 100 yards from the High Street, adjacent to **William Hill** and nearby other multiples such as **The Post Office**, **Bargain Beers**, **Coral** and a variety of local traders.

Shirehampton is a popular residential suburb lying approximately 4 miles north-west of Bristol City Centre, enjoying good access to the M5 (Junction 18).

PROPERTY

Forming part of a retail parade, comprising an end of terrace **Ground Floor Double Restaurant/Take-Away** with internal and separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION¹

Ground Floor Double Restaurant/Take-Away

Gross Frontage	37'1"
Internal Width	35'5"
Built Depth	40'2"
Sales Area	Approx. 920 sq ft
Kitchen/Ancillary Area	Approx. 230 sq ft
WCs	

First Floor Flat

5 Rooms, Store Room, Kitchen, Shower Room, sep. WC

¹ Not inspected by Barnett Ross. Areas provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ali & Muskan Limited as an Indian Restaurant/Take-Away** for a term of 21 years and 2 days from 21st June 2010 at a current rent of **£25,000 per annum** exclusive.

Rent Reviews June 2020 (not actioned) and 2025.

Note: The Tenant did not exercise their June 2020 Break Option.

£25,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

HBB Solicitors

Tel: 020 8301 0808 Ref: Spencer McGuire

Email: smcguire@hbbsolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'