



SITUATION

Occupying a prominent corner position at the junction with Arnside Road, opposite **Tesco Express** and amongst such multiples as **Greggs, McColl, Aldi, Pizza Hut, Lloyds Pharmacy** and a host of local traders.

Southmead is a densely populated residential suburb of Bristol, located approx. 3 miles north of the city centre.

PROPERTIES

Two adjoining buildings **each** comprising a **Ground Floor Shop** with a **2 storey Upper Part** at first and second floor level.

VAT is NOT applicable to these Lots

FREEHOLD



TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 19 *Reserve below £35,000	No. 171	Ground Floor Shop Gross Frontage 17'10" Built Depth 33'3" First and Second Floor Accommodation	Decka Ltd t/a ReGenerate (Pawnbrokers)	99 years from 24th June 1951	£41	FRI Valuable Reversion in under 30 years
Lot 20 *Reserve below £35,000	No. 173	Ground Floor Shop Gross Frontage 17'4" Built Depth 22'0" First and Second Floor Accommodation	Decka Ltd t/a ReGenerate (Pawnbrokers)	99 years from 24th June 1951	£36	FRI Valuable Reversion in under 30 years

Vendor's Solicitors

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