



SITUATION

Located close to the junction with Weston Road in this fully occupied suburban shopping parade situated approximately 4 miles south-west of Bristol City Centre.

PROPERTY

An end of terrace building comprising a **Double Ground Floor Restaurant (approx. 50 covers)** with separate rear access via a communal balcony to **2 Self-Contained Flats** planned on the first and second floors together with **2 Garages**. In addition, the property includes part of the front walk-way and the majority of the rear service area, subject to any rights that exist thereover.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.



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£17,100 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Burnetts Solicitors LLP

Tel: 01228 552 222 Ref: Jessica Quigley

Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of Restaurant

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Double Ground Floor Restaurant	Gross Frontage Internal Width Restaurant Depth Built Depth 2 WCs	44'9" 43'3" (max) 29'8" 39'3"	C. Bavetta & J. McAllister (t/a The Old Library) (specialising in coffees, pastries and pizza)	15 years from 1st March 2019	£17,000	FRI Rent Reviews Feb 2022 (not actioned) and 3 yearly. Tenant's Break March 2025 The Tenant did not operate their March 2022 Break Clause. There is a £7,500 Rent Deposit held.
Flat 5 (1st & 2nd Floor) & Garage	Not inspected		Individual	125 years from 20th July 2021	£100 (rising to £150 p.a. in 2052 and then by £50 p.a. every 33 years)	FRI
Flat 6 1st & 2nd Floor) & Garage	Not inspected		Individual(s)	189 years from 5th November 1985	Peppercorn	FRI
					Total: £17,100	