



SITUATION

Located close to the intersection of Station Road and the High Street, near to such multiples as **William Hill**, **Coral** and **Co-op Food** along with a variety of local traders.

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

PROPERTY

Forming part of a retail parade, comprising a mid terrace **Ground Floor Shop** with **Ancillary Accommodation** at first floor level (see Note 1).

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'4"
Internal Width	16'2"
Shop Depth	34'5"
Built Depth	39'6"

First Floor Ancillary

Office/Staff Kitchens/Storage	
Area	Approx. 532 sq ft
2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **G. Thomas trading as Shirehampton Post Office** for a term of 5 years from 25th March 2024 (in occupation for over 40 years) at a current rent of **£11,500 per annum exclusive rising to £12,000 per annum on 25th March 2027**.

Note 1: Part of the first floor has been sub-let at £4,000 p.a. to Dentex Clinical Ltd who occupy No. 6 The Parade (not included with the Freehold) and they have created an opening from No. 6 at first floor level.

Note 2: No. 6 The Parade is also being offered for sale in this Auction – see Lot 11.

**£11,500 p.a. rising to
£12,000 p.a. in 2027**

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Sherrards
Tel: 01727 832 830 Ref: Gregory Lunnion
Email: gpl@sherrards.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

