



## SITUATION

Located close to the junction with North Street, adjacent to **Morrisons Daily**, near to **Sainsbury's Local** and **Co-op Food** and amongst a variety of independent traders.

The Co-op car park is located to the rear of the property.

Downend is a residential suburb that lies approx. 4½ miles north-east of Bristol City Centre, enjoying good access to the M4 (Junction 19) via the M32 (Junction 1).

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Flat** on the first floor (see Note 1).

In addition, the property includes some uPVC double glazing and a **Rear Yard** which can also be accessed via a service road.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	22'4"
Internal Width	21'11" max
Shop Depth	29'9"
Built Depth	54'8"
Incl. Rear Prep Kitchen, WC & External Store	

### First Floor Flat

4 Rooms, Bathroom, sep. WC  
(GIA of Flat Approx. 800 sq ft)

VAT is NOT applicable to this Lot

**FREEHOLD** offered with **VACANT POSSESSION**

**Note 1: There may be potential to self-contain the flat by creating separate access at the rear of the property as per other properties in the parade, subject to obtaining the necessary consents.**

**Note 2: Refer to the Auctioneers for the internal and external video tours of the property.**



# Vacant Shop & Flat

The Surveyors dealing with this property are  
**Steven Grossman** and **Rocco Kay**

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'**

## Vendor's Solicitors

Clintons  
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