

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Ridgeway Lane on the main A37 within this established retail parade which includes a **Coral**, and opposite an **Esso/Tesco Express Petrol Station** serving the surrounding residential area. Whitchurch is a suburb of Bristol situated 4 miles south of the city centre.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First and Second Floors. In addition, the property includes a **Rear Hardstanding Area** for parking and unloading accessed from a rear service road.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'6" Internal Width 18'5" narrowing at rear to 15'9" Shop & Built Depth 39'5" WC	<b>St Peter's Hospice Ltd (Having approx. 50 branches)</b>	10 years from 14th May 2004	£9,000	FRI by way of service charge (capped at £500 p.a.) <b>Tenant did not exercise their break clause in 2009</b>
First & Second Floor Flat	Not Inspected	Individual	99 years from 12th May 2004	£150	FRI
<b>TOTAL</b>				<b>£9,150</b>	

**£9,150 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
Metcalf Copeman & Pettefar - Tel: 01733 865 880  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts