

**6 WEEK COMPLETION  
REVERSIONARY GROUND RENT INVESTMENT**



**SITUATION**

Within this busy shopping parade amongst a number of local and multiple traders including **William Hill, Iceland, The Co-Op, Greggs, Martin's** and **Lloyds Pharmacy**. Henbury is a suburb of Bristol which lies 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** at first and second floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 18'0"  
Net Frontage 17'0"  
Shop Depth 38'10"  
Built Depth 47'0"  
WC

**First and Second Floor Maisonette**

3 Rooms, Kitchen, Bathroom/WC



**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **S Heirani t/a Simply Pizza** for a term of 99 years from 25th March 1954 at a rental of **£61.50 per annum** exclusive.

**Reversion in 40 ½ years**

**£61.50 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

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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