



SITUATION

Located close to the junction with Downend Road, opposite **Store Twenty One** and **Dominos**, and amongst such multiple retailers as **Iceland, Shoe Zone, Greggs, Thomas Cook, British Heart** and **Nationwide**, serving the surrounding residential population. Kingswood lies approximately 4 ½ miles north-east of Bristol city centre with easy access to the M4 (Junction 19).

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the two upper floors. In addition, the property benefits from use of a rear service road.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION, subject to a rent charge of £6 p.a.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'10"
Internal Width	14'10"
narrowing at rear to	8'4"
Shop Depth	40'4"
Built Depth	95'5"
Rear Store Area	Approx 260 sq ft
WC	
External Store Area	Approx 195 sq ft

First & Second Floor Flat

5 Rooms, Kitchen, Bathroom, separate WC



View along Regent Street

Vacant Shop & Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Ross & Craig - Tel: 020 7262 3077

Ref: Ms Natasha Wagon - Email: natasha.wagon@rosscraig.com

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 £350 (including VAT) upon exchange of contracts