

6 WEEK COMPLETION



SITUATION

Located at the junction with North Street, within this well established retail thoroughfare, amongst such multiple retailers as **HSBC**, **Swinton** and a **Post Office** and within easy walking distance of Bedminster Rail Station. Bedminster is a popular suburb of Bristol located on the main A38 just over 1 mile south of the City Centre.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	17'3" (max)
narrowing at rear to	4'9"
Shop Depth	14'7"
Built Depth	40'11"
WC	

First Floor Ancillary

Area	Approx 290 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The property was previously let at £8,500 p.a. as a Sandwich Bar.

Vacant Shop & Upper Part

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

VENDOR'S SOLICITORS
 Rafina Solicitors - Tel: 020 8908 6742
 Ref: T. Japal Esq - Email: t.japal@rafinauk.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