

6 WEEK COMPLETION



SITUATION

Located opposite the junction with Princess Victoria Street in the heart of Clifton Village which is one of the most popular residential areas of Bristol known as a speciality shopping district, which also includes such multiples as **Tesco Express, Caffe Nero, WH Smith, Pizza Express, HSBC** and **Knight Frank**.

Bristol is one of the major commercial centres of the West of England, approximately 35 miles west of Swindon, 12 miles north-west of Bath and enjoying excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

PROPERTY

An imposing and attractive Georgian building comprising a **Dental Surgery (Former Shop) at Lower Ground Level with front courtyard** and separate front access to **Self-Contained Offices on Ground and 3 upper floors**. Rear access exists from Boyces Avenue.

In addition there is a separate Car Parking area nearby in Royal York Crescent running behind 23 Regent Street for up to 3 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD (to include part of Royal York Crescent)



£87,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lower Ground Floor (Dental Surgery)	Reception, 6 Examination Rooms, Office, Kitchen/Staff Room & 3WC's NIA Approx 2,165 sq ft GIA Approx 2,560 sq ft	Dr J D Hull & Associates Ltd (Part of Smiles Dental having 70 branches) (Visit www.smiles.co.uk)	From 9th March 2009 to 31st October 2018	£40,000	Full Repairing (capped at £3,000 p.a. until assignment) plus Insurance by way of service charge. Rent Review Nov 2013 (Landlord quoted £47,750 p.a.). Tenant did not exercise 2013 Break.
Ground, First, Second & Third Floors (Offices) & Part of Royal York Crescent	Ground Floor Offices NIA Approx 1,010 sq ft First Floor Offices NIA Approx 1,030 sq ft Second Floor Offices NIA Approx 1,030 sq ft Third Floor Offices NIA Approx 985 sq ft Total NIA Approx 4,055 sq ft Total GIA Approx 5,380 sq ft Plus 3 car spaces in Royal York Crescent	Red Vortex Ltd t/a Lawes & Co (Chartered Accountants)	20 years from 28th December 2008 (by way of lease extension)	£47,000	FRI by way of service charge Rent Review and Tenant's Break 2023.
TOTAL NIA APPROX 6,220 SQ FT			TOTAL	£87,000	

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 £350 (including VAT) upon exchange of contracts