

**9 YEARS UNEXPIRED TO MARTIN McCOLL LTD  
6 WEEK COMPLETION**



**SITUATION**

Located just off the main A4 Bath Road within this established retail parade amongst such multiples as **Lloyds Pharmacy, Costcutter, McColls, St Peters Hospice** and a **Post Office** serving a mixed commercial and residential area just 1 ½ miles from Bristol City Centre. Bristol enjoys fast links with the M4 and M5 only 12 miles north-west of Bath and 40 miles west of Swindon.

**PROPERTY**

Forming part of a mid terrace property comprising a **Deep Ground Floor Shop**. There is also a front forecourt.

**ACCOMMODATION**

**Ground Floor Shop**

Internal Width	13'0" widening to 16'3"
Shop Depth	46'8"
Built Depth	60'6"
WC	

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

**TENURE**

**Leasehold for a term of 999 years from 22nd October 2007 at a Peppercorn ground rent.**

**£11,314 per annum**

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

**TENANCY**

The property is let on a full repairing and insuring lease to **Martin McColl Ltd (having approx. 1,300 branches) (T/O for Y/E 27/11/11 £380.5m, Pre-Tax Profit £18.1m and Net Worth £100.7m)** for a term of 15 years from 22nd November 2007 at a current rent of **£11,314 per annum** exclusive.

**Minimum Rental Increase to £12,800 p.a. in 2017 or OMRV, whichever is the greater.**

**Note: The property has been sub-let to The Shiney Company (3 branches) as a Jewellery Craft Shop & evening Workshop classes. Visit: [www.shineylocks.co.uk](http://www.shineylocks.co.uk)**



**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 £600 (including VAT) upon exchange of contracts