

6 WEEK COMPLETION

10 YEARS UNEXPIRED TO ICELAND



SITUATION

Occupying a prominent trading position within this busy shopping parade amongst a number of local and multiple traders including **Martins, Co-Operative Food, Greggs, St Peter's Hospice** and **William Hill** all serving the surrounding residential area.

Henbury is a suburb of Bristol which 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

A mid terrace building forming part of a parade comprising a **Ground Floor Double Supermarket** with **Additional Storage** at rear first and second floor level plus separate rear access to **2 Self-Contained Maisonettes** on the upper floors. In addition, there is a goods lift and a rear service road allowing vehicular access for unloading.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 139-141 (Double Supermarket & Rear Upper Part)	Ground Floor Supermarket Gross Frontage 36'0" Internal Width 34'9" Shop Depth 80'2" Built Depth 96'0" 2 WC's Sales Area Approx 2,810 sq ft Storage, Offices, Goods Lift Area Approx 565 sq ft First Floor Storage Area Approx 1,490 sq ft 2 WC's Second Floor Storage Area Approx 350 sq ft Total Area Approx 5,215 sq.ft	Iceland Foods Ltd (Having nearly 800 branches) (T/O for Y/E 29/3/13 £2.6bn, Pre-Tax Profit £188.1m and Net Worth £516.9m)	From 2nd August 2007 to 28th September 2023	£32,500	FRI by way of service charge. Rent Review 2018.
Nos. 139a & 141a (2 Maisonettes)	Not Inspected	Various	Each 125 years from 25th December 2010	Peppercorn	Both FRI by way of service charge
TOTAL				£32,500	

£32,500 per annum

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

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 £500 (including VAT) upon exchange of contracts