

**6 WEEK COMPLETION**



**SITUATION**

Located on a prominent position in this busy pedestrianised pitch adjacent to **Shoe Zone**, opposite **Superdrug** and **Poundstretcher**, close to such other multiples as **Barclays**, **Argos**, **Phones4U**, **Greggs** and **Poundland**, and just two doors from the **St Catherines Place Shopping Centre**.  
Bedminster is a popular suburb of Bristol located on the main A38 just over 1 mile south of the City Centre.

**PROPERTY**

Comprising a **Ground Floor Shop** which forms part of a larger property the remainder of which is not included in the sale.  
There is vehicular access for unloading via Dalby Avenue.

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'3"
Internal Width	18'10"
Shop Depth	95'2"
Sales Area	Approx 1,600 sq ft

**TENURE**

**Leasehold for a term of 999 years from 1st January 2007 at a peppercorn ground rent.**

**Offered with FULL VACANT POSSESSION**



View from the Property

**Vacant Shop**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**  
Carpenters Rose - Tel: 020 8906 0088  
Ref: M Rose Esq - Email: mr@carpentersrose.co.uk

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