



SITUATION

Located close to the junction with North Street, within this well established retail thoroughfare, amongst such multiple retailers as **HSBC, Swinton, William Hill** 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 terraced property comprising a **Ground Floor Double Restaurant/Take-Away** with separate front access to **3 Self-Contained Flats** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant/ Take-Away	Gross Frontage 33'7" Internal Width 27'7" Shop & Built Depth 55'10" 2 WCs	M. Hayatlah (Restaurant/ Take-Away)	20 years from 13th March 2014	£12,000	IRI Rent Reviews 2018 and 4 yearly. £3,000 Rent Deposit held.
First Floor (3 Flats)	Not inspected	Various	Each 120 years from 31st January 2001	£300 (€100 per flat)	Each FRI Rent rises by £300 every 40 years.
TOTAL				£12,300	

£12,300 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

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