

6 WEEK COMPLETION



**SITUATION**

Located just off the main A4 Bath Road within this established retail parade amongst such multiples as **Lloyds Pharmacy, William Hill, McColls, St Peters Hospice** and a **Post Office** serving a mixed commercial and residential area just 1½ miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5 and 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 applicable to this Lot**

**TENURE**

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

**£12,800 per annum**

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

**TENANCY**

The property is let on a full repairing and insuring lease to **Martin McColl Ltd (having over 1,300 branches)** (T/O for Y/E 29/11/15 £489.336m, Pre-Tax Profit £22.229m and Shareholders' Funds £134.74m) for a term of 15 years from 22nd November 2007 at a rent of **£12,800 per annum** exclusive (see Notes 1 & 2).

**Note 1: The current rent is £11,314 p.a. rising on 22nd November 2017 to a minimum of £12,800 p.a. or OMRV, whichever the greater. Therefore, the Vendor will top-up the rent shortfall to £12,800 p.a. on completion.**

**Note 2: The property has been sub-let to The Shiney Company as a Jewellery Craft Shop & evening Workshop classes. Visit: [www.shineyrocks.co.uk](http://www.shineyrocks.co.uk)**



View opposite the Property

**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