

# LOT 54

## 1 Arnside Road, Southmead, Bristol BS10 6AT

\*Reserve below £30,000  
**6 WEEK COMPLETION**  
**REVERSIONARY GROUND RENT INVESTMENT**

### SITUATION

Located within this established retail parade, amongst a variety of multiples that include **Lloyds Pharmacy, McColls, Greggs, Cash Generator, Iceland, Pizza Hut, Aldi** as well as a host of local traders, all serving the surrounding residential area. Southmead is a suburb of Bristol which is one of the main commercial centres of the west of England, approx. 35 miles west of Swindon, 12 miles north-west of Bath and enjoys excellent road links via the M32 and A4 which link to the M4 and M5 respectively.

### PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate access to a **Self-Contained Flat** on the first and second floors.

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage 18'0"

Built Depth 22'6"

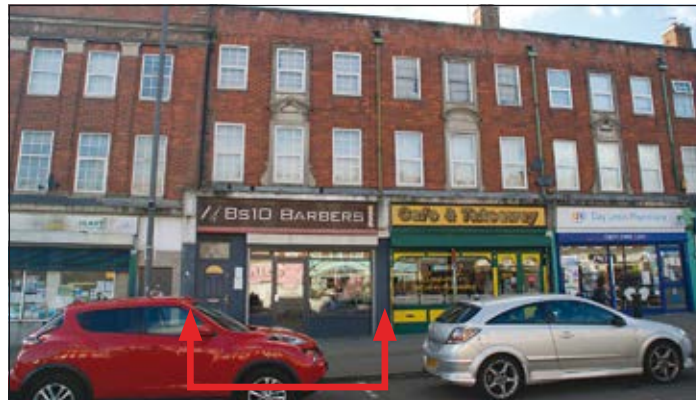
#### First & Second Floor Flat

Not Inspected

**VAT is NOT applicable to this Lot**

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

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



### FREEHOLD

### TENANCY

The entire property is let on a full repairing and insuring lease to **G. & E. Puma t/a BS10 Barbers** for a term of 99 years from 24th June 1951 at a current rent of **£36 per annum** exclusive.

**Reversion in approx. 32 years.**

#### VENDOR'S SOLICITORS

Stephen Rimmer LLP - Tel: 01323 644 222  
Ref: Ms Caroline Cohen - Email: cc@stephenrimmer.com

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 £750 (including VAT) upon exchange of contracts