

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position in this busy shopping parade amongst a variety of local and multiple traders including **Iceland, The Co-Operative Food, Martin's** and **Greggs** all serving the surrounding residential suburb which lies approx. 5½ miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5 lying some 12 miles north-west of Bath and 35 miles west of Swindon.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on the first and second floors. In addition, there is a rear **External Store** and **Parking for 1 car** which is accessed from Machin Road.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'2"
Internal Width	16'10"
widening to	17'5"
Shop Depth	38'3"
Built Depth	45'0"
Store Area	Approx. 33 sq ft
Kitchenette, WC	

External Store

Area Approx. 310 sq ft

First and Second Floor Flat

Not inspected.

TENANCY

The entire property is let on a full repairing and insuring lease to **St Peter's Hospice Limited** for a term of 99 years from 25th March 1954 at a current rent of **£61.50 per annum** exclusive.

Valuable Reversion in approx. 35 years

Note: The flat is sub underlet for 99 years (less 3 days) from 25th March 1954 at a ground rent of £30 per annum.

£61.50 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
Ms Alison Sandler – Tel: 020 8906 4411
Lawrence House, Goodwyn Avenue, London NW7 3RH

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