



### SITUATION

Located within this established retail parade, amongst a variety of multiples that include **McColl's, 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 rear access to a **Self-Contained Flat** on the first and second floors.

**VAT is NOT applicable to this Lot**

### FREEHOLD

### ACCOMMODATION

#### Ground Floor Shop

Gross Frontage 17'0"

Built Depth 20'0"

WC

#### First & Second Floor Flat

Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC



### TENANCY

The entire property is let on a full repairing and insuring lease to **S. Rae** sublet to **The Lounge Bar** for a term of 99 years from 24th June 1951 at a current rent of **£36 per annum** exclusive.

**Valuable Reversion in under 32 years.**

**£36** per annum **with**  
**Valuable Reversion**

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

### Vendor's Solicitors

Harrison Drury

Tel: 01524 548 967 Ref: Ms Hannah Hughes

Email: hannah.hughes@harrison-drury.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**