



SITUATION

Located within this local shopping parade amongst such multiples as **Co-Operative Food, Greggs, William Hill** and a host of local traders. Lawrence Weston is a popular residential suburb located to the north-west of Bristol city centre and enjoys easy access to the M5 (Junction 18).

VAT is NOT applicable to these Lots

PROPERTIES

Forming part of a terraced parade comprising **13 Ground Floor Shops** and **13 Self-Contained Maisonettes** on first and second floor levels. There is a rear service road allowing vehicular access for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 30 *Reserve below £4,000	No. 50 Ridingleaze (t/a Europe Polish Shop)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 31 *Reserve below £4,000	No. 52 Ridingleaze (t/a Heads & Tails Dog Grooming)	Shop and Maisonette (Not Inspected)	HY Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 32 *Reserve below £4,000	No. 54 Ridingleaze (t/a Mark Andrews & Co. Solicitors)	Shop and Maisonette (Not Inspected)	Paul Donaldson	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 33 *Reserve below £4,000	No. 56 Ridingleaze (t/a Kim's Domestic Appliances)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 34 *Reserve below £4,000	No. 58 Ridingleaze (t/a Food Plus)	Shop and Maisonette (Not Inspected)	Neil Watson	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 35 *Reserve below £4,000	No. 60 Ridingleaze (t/a Premier Good News)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.



Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 36 *Reserve below £4,000	No. 62 Ridingleaze (t/a Lloyds Pharmacy)	Shop and Maisonette (Not Inspected)	Hootons Commercial Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 37 *Reserve below £4,000	No. 64 Ridingleaze (t/a Mixees Food Shop)	Shop and Maisonette (Not Inspected)	Andrew Mahon Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 38 *Reserve below £4,000	No. 66 Ridingleaze (t/a Peking Chef)	Shop and Maisonette (Not Inspected)	Kwok on Wan	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 39 *Reserve below £4,000	No. 68 Ridingleaze (t/a New Horizons)	Shop and Maisonette (Not Inspected)	Farhat y Khan	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 40 *Reserve below £4,000	No. 70 Ridingleaze (t/a Juicy Blitz Youth Project)	Shop and Maisonette (Not Inspected)	Oakbarn Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 41 *Reserve below £4,000	No. 72 Ridingleaze (t/a Smiler's Café)	Shop and Maisonette (Not Inspected)	Davandra Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.
Lot 42 *Reserve below £4,000	No. 74 Ridingleaze (t/a Oasis Community Shop)	Shop and Maisonette (Not Inspected)	Oakbarn Properties Ltd	125 years from 15th May 1996	£100	FRI Rent rising by £25 p.a. in 2021 and every 25 years thereafter.

Vendor's Solicitors

Mills Selig

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