

Lot 13

14 Sandy Park Road, Brislington,
Bristol, Avon BS4 3PE

*Guide: £90,000

Gross Yield 14.2%
6 week completion



SITUATION

Located just off the main A4 Bath Road within this established retail parade amongst such multiples as **William Hill, McColl's, St Peters Hospice, Costcutter** and a **Post Office** all serving this mixed commercial and residential area just 1 1/2 miles from Bristol City Centre. Bristol is a major commercial and financial centre with fast links to the M4 and M5, only 12 miles north-west of Bath and 40 miles west of Swindon.

PROPERTY

Forming part of a mid-terrace building comprising a **Deep Ground Floor Shop**. In addition the property includes a **Front Forecourt**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'0"
Internal Width	11'8" widening to 15'10"
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.



TENANCY

The property is let on a full repairing and insuring lease to **Martin McColl Limited (having approx. 1,400 branches)** for a term of 15 years from 22nd November 2007 at a current rent of **£12,800 per annum** exclusive (**See Note**).

Note: The property has been sub-let to Z. P. McGinty as a Beauty Salon until 20th November 2022 at a rent of £10,750 per annum exclusive.

£12,800 per annum

The Surveyors dealing with this property are
Elliott Greene and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Derrick Bridges & Co

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