



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).

PROPERTY

Forming part of a terraced parade comprising **7 Ground Floor Shops** and **7 Self-Contained Maisonettes** on first and second floor levels. There is a rear service road allowing vehicular access for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

£875 per annum

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

Vendor's Solicitors

Mills Selig
Tel: 02890 243 878 Ref: Ross White
Email: ross.white@millsselig.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 50	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Europe Polish Shop)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 54	Shop and Maisonette (Not Inspected)	Paul Donaldson (sublet to Mark Andrews & Co. Solicitors)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 56	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Kim's Domestic Appliances)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 60	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Premier Good News)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 62	Shop and Maisonette (Not Inspected)	Hootons Commercial Ltd (sublet to Lloyds Pharmacy)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 70	Shop and Maisonette (Not Inspected)	Oakbarn Ltd (sublet to Juicy Blitz Youth Project)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
No. 74	Shop and Maisonette (Not Inspected)	Oakbarn Properties Ltd (sublet to Oasis Community Shop)	125 years from 15th May 1996	£125	FRI Rent rising by £25 p.a. in 2046 and every 25 years thereafter.
				Total: £875	