For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





**Convenience Store, Public House and Residential Ground Rent Investment** 

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#### **Property Information**



#### Location

Miles	4 miles east of Bristol City Centre, 6 miles north west of Bath				
Roads	A431, A420, A4174, M4				
Rail	Keynsham Railway Station				
Air	Bristol Airport				

#### Situation

The property is located in the popular Bristol suburb of Cadbury Heath, to the west of the city centre. The property is prominently situated on the corner of Newton Road and School Road with frontage onto Coronation Park. The immediate vicinity provides a selection of local retailers, including a Boots Chemist, and takeaways servicing the wider residential area.

#### Tenure

Freehold

#### Description

The property comprises a substantial mixed-use building currently arranged to provide a ground floor convenience store, ground floor public house with first floor managers accommodation together with 6 flats on the remainder of the first floor, each with a car parking space, which have been sold off on long leases. The property benefits from approximately 17 car parking spaces across two separate areas and a pub garden facing Coronation Park.

#### VAT

VAT is applicable to this lot.

#### **Completion Period**

Six week completion

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Convenience Store	304.62	(3,278)	THE SOUTHERN CO-OPERATIVE LTD t/a The Co-Operative Food (1)	15 years from 01/08/2013	£46,700	
Ground First	Public House Managers Accommodation	272.00	(2,928)	CHAMPION INNS LTD t/a The Lamb	10 years from 29/08/2023 (2)	£21,000	29/08/2028
First	6 Flats	-	-	Let on 6 x separate leases to Individuals	Each for a term of 999 years from January 2013	£300	
Total		576.62	(6,206) (3)			£68,000	

(1) Southern Co-op is a regional, independent co-operative operating more than 300 food, funeral and Starbucks coffee branches across the south of England. For the year ending 29th January 2023, Southern Co-operative Limited reported a Turnover of £515,407,000 and Net Assets of £184,655,000 (www.southern.coop 05/01/2024).

(2) The lease provides for a mutual option to determine the lease on the 5th anniversary of the term.

(3) The convenience store floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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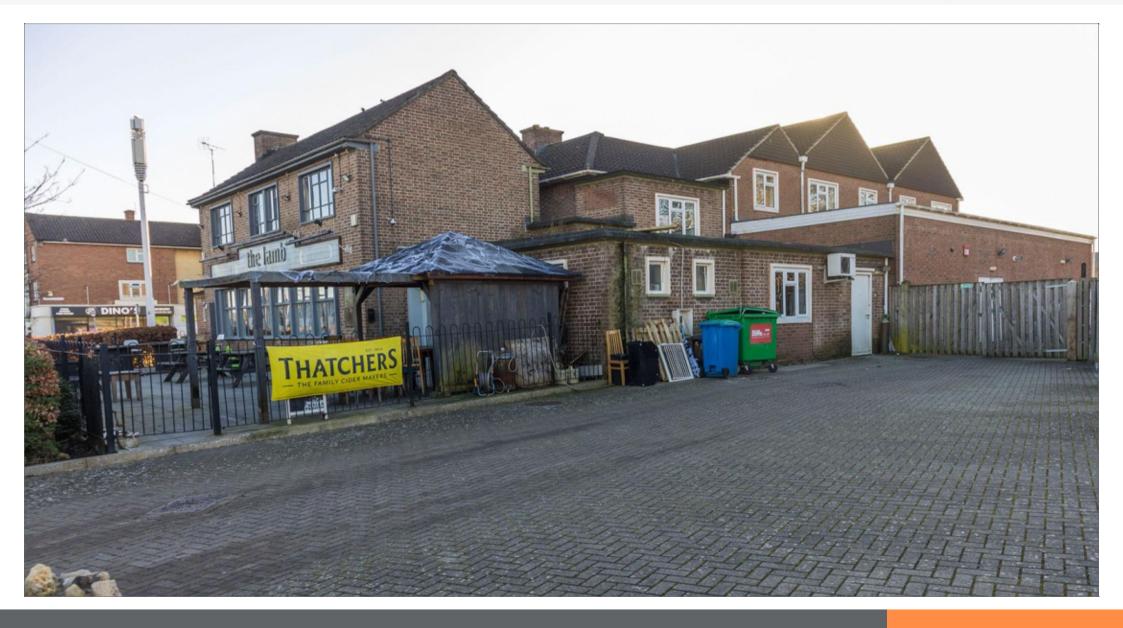
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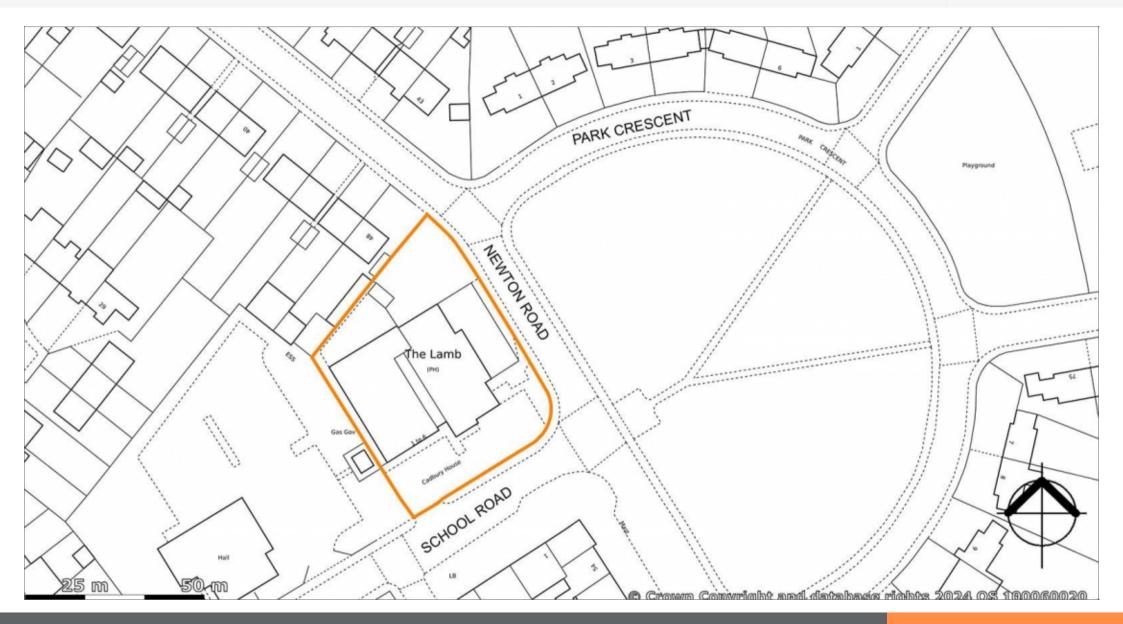


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### acuitus Real Estate Auctioneering & Investment

#### Contacts

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