

Lot 1, One Stop Convenience Store, 3 The Hollow, Bath, Somerset BA2 1LX

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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Property Information

Freehold Convenience Store Investment

- Let to One Stop Stores Limited - a part of Tesco plc
- Lease expires June 2027 (No Breaks)
- June 2020 & June 2023 tenant breaks not exercised
- Site area approximately 0.08 ha (0.19 acres)
- Low site coverage of 35% with rear customer parking
- Future Residential Development Potential (subject to lease and consents)
- Popular Residential suburb. 2 miles west of Bath City Centre
- VAT-free investment

Lot 1 **Auction** 9th May 2024

Rent £27,000 per Annum Exclusive **Status** Available

Sector Supermarket **Auction Venue** Live Streamed Auction

Location

Miles 2 miles west of Bath City Centre, 11 miles south-east of Bristol
Roads A4, A36, A39, A367, A431
Rail Oldfield Park Railway Station
Air Bristol Airport

Situation

The property is located in a popular residential suburb of Bath, 2 miles west of the City Centre. The property is situated in a prominent corner location on the eastern side of The Hollow, close to its junction with Lansdown View which leads directly to the A36.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a convenience store arranged on the ground floor only. The property benefits from customer parking to the rear, accessed from Lymore Avenue.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground	Convenience Store/Ancillary	266.40	(2,867)	ONE STOP STORES LIMITED (2) (t/a One Stop Convenience Store)	10 years from 09/06/2017	£27,000
Total		266.40	(2,867)			£27,000

(1) Areas provided by VOA (www.tax.service.gov.uk/business-rates)

(2) One Stop Stores Limited have been a subsidiary of Tesco since 2003 and trade from over 1,000 shops across the UK (www.onestop.co.uk). For the year ending 25/02/2023, One Stop Stores Limited reported a turnover of £1,171,345,000, a pre-tax profit of £15,424,000 and a net worth of £54,416,000 - a part of Tesco Plc (www.northrow.com).

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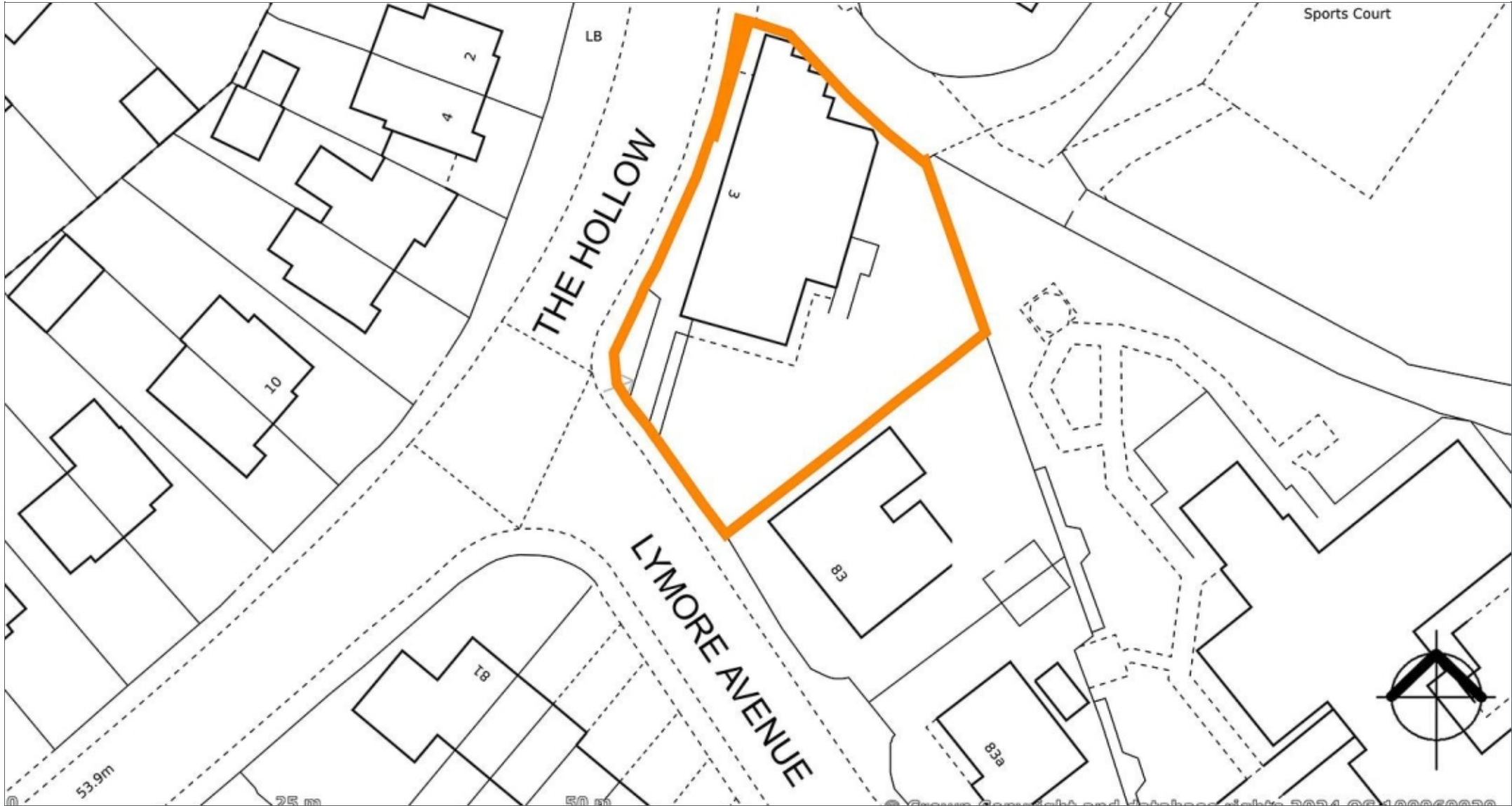
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2024