

## lot 28

45-56 Broad Street, Staple Hill  
Bristol BS16 5NS

Rent  
**£56,275**  
p.a.x, rising to  
£62,227 p.a.x  
on 08/08/2016  
and to  
£70,404 p.a.x.  
on 08/08/2021

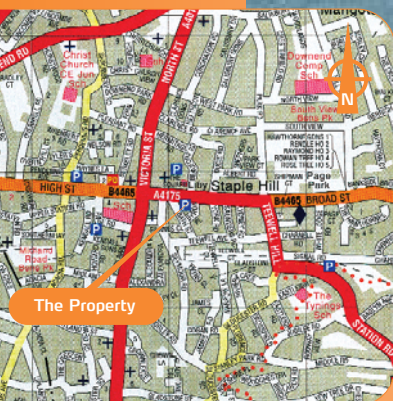
## Freehold Retail Investment

- Let to The Factory Shop Ltd until 2026
- Fixed rental increases
- Busy suburb of Bristol
- Nearby occupiers include Tesco, HSBC, Greggs and William Hill



On behalf of

The co-operative estates



The Property



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## Location

Miles: 4.5 miles from Bristol city centre  
11 miles north-west of Bath  
40 miles east of Cardiff  
Roads: A4017, M32, M4 (Junction 19)  
Rail: Bristol Temple Meads  
Air: Bristol Airport

## Situation

Staple Hill is a residential suburb 4 miles east of the city centre. The property occupies a prominent corner location opposite a Tesco Superstore, at the junction of Broad Street and Byron Place. Broad Street is the main retail thoroughfare in the town.

## Description

The property comprises a single storey retail store with extensive frontage to Broad Street, together with a car park to the rear, with access off Byron Place. In addition there are 2 advertising hoardings.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	683.77 sq m 7,360 sq ft	<b>THE FACTORY SHOP LTD</b> (t/a The Original Factory Shop) (1)	15 years from 08/08/2011, until 07/08/2026 (2) (3)	£55,000	Rising to £62,227 on 08/08/2016 and £70,404 on 08/08/2021
	Advertising		<b>LIBERTY OUTDOOR MEDIA LTD</b>	3 years from 01/03/2011	£825	
	Advertising		<b>PRIMESIGHT LTD</b>	2 years from 24/12/2009 (4)	£450	
Totals		683.77 sq m 7,360 sq ft			£56,275	

(1) For the year ending 27th March 2011, The Factory Shop Ltd reported a turnover of £136,092,000, pre-tax profits of £9,760,000 and a net worth of £24,137,000. (Source: www.riskdisk.com 22/09/2011)

(2) The lease provides for a fixed rental uplifts on 8th August 2016 and 8th August 2021.

(3) The lease is excluded from Sections 24-28 of the Landlord & Tenant Act 1954.

(4) There is an option to extend the lease for a further year upon expiry of the agreement.

## For further details please contact:

**Peter Cunliffe**  
Tel: +44 (0)20 7034 4852.  
Email: peter.cunliffe@acuitus.co.uk

**Tom Ryder**  
Tel: +44 (0)20 7034 4862.  
Email: tom.ryder@acuitus.co.uk  
**www.acuitus.co.uk**

## Associate Auctioneers:

**Hartnell Taylor Cook LLP**  
Somerset House, 18 Canynge Road, Clifton,  
Bristol BS8 3JX.  
Tel: +44 (0)117 923 9234.  
Email: ian.lambert@htc.uk.com  
Ref: Ian Lambert.

## Solicitors:

**Hill Dickinson LLP**  
1 St Pauls Square, Liverpool L3 9SJ.  
Tel: +44 (0)151 600 8000.  
Email: richard.james@hilldickinson.com  
Ref: Richard James.