

147-149 Gloucester Road Bishopston, Bristol BS7 8BA

lot 65

Freehold Retail Investment with
Unoccupied Building at Rear

- Let to Pstores Realisations Limited (t/a Peacocks)
- Unoccupied building at rear with future development potential (subject to consents)

- Located on one of the main arterial routes into Bristol city centre
- Nearby occupiers include NatWest Bank, Co-operative Supermarket, Tesco Express and Barclays Bank

Rent
£45,000
per annum
exclusive

On behalf of
Fixed Joint Charge
Receivers



Location

Miles: 3 miles north of Bristol city centre
13 miles north-west of Bath
21 miles north-east of Weston-Super-Mare
Roads: A38, B4054, M32 (Junction 3)
Rail: Montpelier Rail Station
Air: Bristol International Airport

Situation

The property is situated in the suburb of Bishopston, just 3 miles north of Bristol city centre and 1 mile north of The University of Bristol. The property is located on the eastern side of Gloucester Road, which acts as one of the main arterial route's into the city centre. Nearby occupiers include NatWest Bank, Co-operative Supermarket, Tesco Express and Barclays Bank.

Description

The property comprises a ground floor retail unit with ancillary accommodation over part first and second floors and a basement which is currently unused. The remaining part first and second floors to the rear are currently unoccupied and were not accessed or measured by the auctioneers. The property benefits from an area to the rear used for a car park and a total approximate site area of 0.057 hectares (0.142 acres). There is an electricity substation on site.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|------------------|-----------------------------------|--|--------------------------|----------------|------------|
| Ground | Retail/Ancillary | 509.00 sq m (5,479 sq ft) | PSTORES REALISATIONS LIMITED (t/a Peacocks) (1) | 20 years from 23/12/1997 | £45,500 | 22/12/2017 |
| First | Ancillary | 386.00 sq m (4,155 sq ft) | | | | |
| Second | Ancillary | 77.30 sq m (832 sq ft) | | | | |
| First/Second | Ancillary | Not Accessed | | | | |
| Totals | | 972.30 sq m (10,466 sq ft) | | | | |

(1) Pstores Realisations Limited (formerly Peacocks Stores Limited) is part of the Edinburgh Woollen Mill Group which includes brands such as Edinburgh Woollen Mill, Peacocks, Jane Norman and Ponden Home. Peacocks is a well established, value-for-money retailer, who are currently focused on developing and growing the brand within the fashion market (Source: www.peacocks.co.uk 12/11/2015).

For further details please contact:

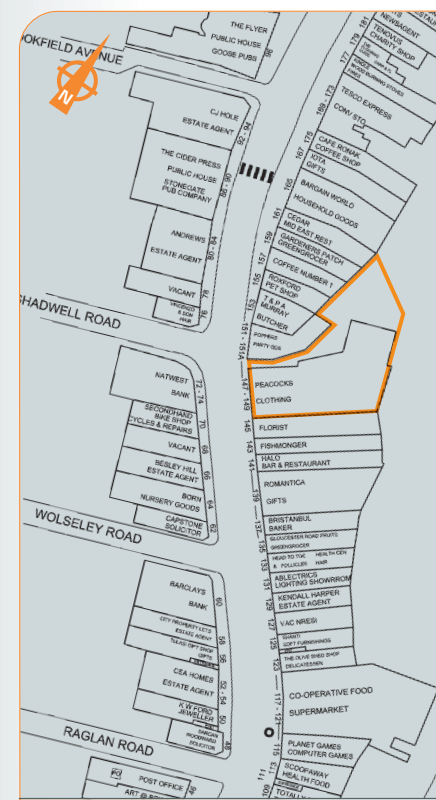
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