

60-66 East Street Bedminster, Bristol BS3 4HD

lot 41

Freehold Retail Investment

- Entirely let to Argos Limited
- Approximately 876.00 sq m (9,430 sq ft) with a site area of 0.18 hectares (0.44 acres)
- Substantial car park to rear
- Redevelopment potential (subject to lease and consents)
- Nearby occupiers include Superdrug, Boots the Chemist, Poundland, EE, Greggs, Subway and Poundstretcher

Rent
£53,000
per annum
exclusive



On behalf of Receivers **CBRE**

Location

Miles: 1 mile south of Bristol City Centre
13 miles north-west of Bath
50 miles east of Cardiff
Roads: A38, A3029, M32 (Junction 3)
Rail: Bedminster Railway Station
Air: Bristol International Airport

Situation

The property is prominently situated on the north side of pedestrianised East Street in the heart of Bedminster, a Bristol suburb 1 mile south of the City Centre. Nearby occupiers include Superdrug, Boots the Chemist, Poundland, EE, Greggs, Subway and Poundstretcher.

Description

The property comprises ground floor retail accommodation with office and ancillary accommodation on the first floor. The property benefits from a car park to the rear for approximately 30 cars and a site area of 0.18 hectares (0.44 acres).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge 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 Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge 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	648.80 sq m (6,984 sq ft)	ARGOS LIMITED (i)	5 years from 15/04/2015 on a full repairing and insuring lease	£53,000	14/04/2020
First	Office/Ancillary	227.20 sq m (2,446 sq ft)				
Totals		876.00 sq m (9,430 sq ft)			£53,000	

(i) For the year ending 28th February 2015 Argos Limited reported a turnover of £3,919,176,000, pre-tax profits of £97,146,000 and a total net worth of £1,202,554,000. (Source: Experian Group 06/01/2016)

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