

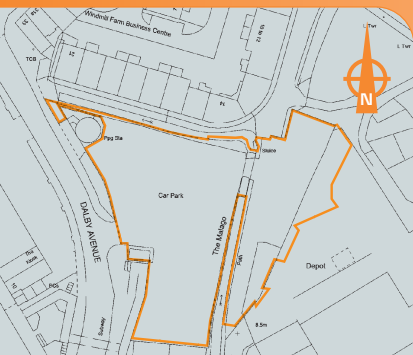
# lot 37

## NCP Car Park, Dalby Avenue, Bedminster Bristol, BS3 4HH

**Rent**  
 £53,779 per annum exclusive  
 Rising to £59,373 p.a.x in 2018 and £65,552 p.a.x in 2023

### Freehold Car Park Investment

- Let to National Car Park Limited until 2028 (no breaks)
- Comprises approximately 0.49 hectares (1.22 acres)
- Popular residential suburb approximately 1 mile from Bristol City Centre
- Development Potential (subject to consents)
- Immediately north of Bedminster Railway Station and adjacent to St Catherine's Place Shopping Centre
- Nearby occupiers include Asda, Iceland, Boots the Chemist and Barclays Bank



### Location

Miles: 13 miles north-west of Bath  
 41 miles east of Cardiff  
 Roads: A4, A37, A38, M32  
 Rail: Bedminster Railway Station  
 Air: Bristol Airport

### Situation

The property is situated in the popular Bristol suburb of Bedminster some 1 mile south-west of Bristol City Centre and occupies a prominent position fronting Dalby Avenue, close to its junction with busy East Street and immediately to the north of Bedminster Railway Station. St Catherine's Place Shopping Centre is immediately adjacent and nearby occupiers include Asda, Iceland, Boots the Chemist and Barclays Bank.

### Description

The property comprises a surface level car park for approximately 170 cars benefiting from a site area of approximately 0.49 hectares (1.22 acres).

### Planning

The property may further benefit from longer term development potential (subject to consents).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Use	Site Area	Tenant	Term	Rent p.a.x..	Reviews
Car Park	0.49 ha (1.22 acres)	<b>NATIONAL CAR PARKS LIMITED (1)</b>	25 years from 23/09/2003 until 2028	£53,779 Rising to £59,373 p.a.x in 2018 and £65,552 p.a.x in 2023 (2)	23/09/2018 23/09/2023
<b>Totals</b>				<b>£53,779</b>	

- (1) For the year ending 27th March 2015, National Car Parks Limited reported a turnover of £198,736,000, pre-tax profits of £14,859,000 and a total net worth of £156,973,000. (Source: www.riskdisk.com 13/09/2016).
- (2) The lease provides for fixed increases in the rent to £59,373 per annum exclusive on 23rd September 2018 and to £65,552 per annum exclusive on 23/09/2023.

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### Buyer's Legal Report Service

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### Seller's Solicitors:

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