

lot 69

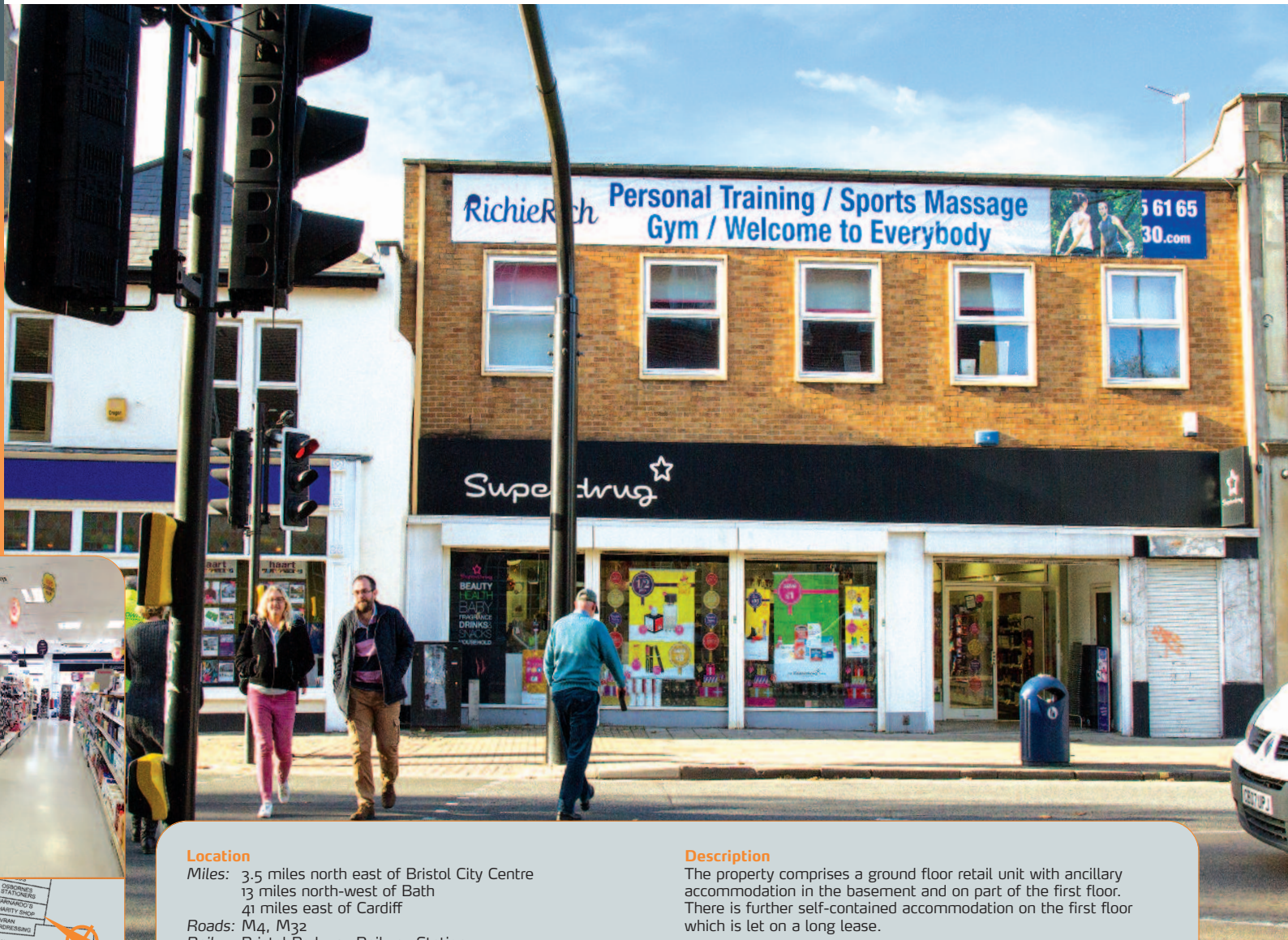
757 Fishponds Road, Fishponds
Bristol BS16 3UP

Rent
£40,000 per
annum
exclusive

Freehold Retail Investment

- Retail let to Superdrug Stores Plc
- Popular Bristol Suburb

- Close to the Blackberry Hill Hospital and University of the West of England Glenside Campus
- Nearby occupiers include Sainsbury's, Lloyds Pharmacy and Barclays Bank



Location

Miles: 3.5 miles north east of Bristol City Centre
13 miles north-west of Bath
41 miles east of Cardiff

Roads: M4, M32
Rail: Bristol Parkway Railway Station
Air: Bristol Airport

Situation

The property is situated on the busy Fishponds Road (A42), within a popular residential suburb, some 3.5 miles north-east of Bristol City Centre. The Blackberry Hill Hospital and University of the West of England Glenside Campus are close by. Neighbouring occupiers include Sainsbury's, Lloyds Pharmacy and Barclays and NatWest banks.

Description

The property comprises a ground floor retail unit with ancillary accommodation in the basement and on part of the first floor. There is further self-contained accommodation on the first floor which is let on a long lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

The purchaser will pay to the seller 3.5% of the purchase price plus VAT towards the Vendor's costs.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	336.00 sq m 3,617 sq ft	SUPERDRUG STORES PLC	10 years from 25/03/2011 on a full repairing & insuring lease	£40,000	24/03/2021
Basement	Ancillary	343.40 sq m 3,696 sq ft				
First	Ancillary	33.50 sq m 361 sq ft				
First	Self-Contained Accommodation	Not Applicable		999 years from Completion	Peppercorn	

Approx. retail/ ancillary floor areas 712.90 sq m 7,674 sq ft **£40,000**

(i) For the year ending 26th December 2015, Superdrug Stores Plc reported a turnover of £1,105,002,000, pre-tax profits of £56,842,000 and a total net worth of £50,149,000. (Source: www.riskdisk.com 08/11/2016).

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