

2 Castle Street,
Thornbury, Bristol BS35 1HB
 Freehold Restaurant and Residential Investment

Lot 67

£25,460 per annum
 exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
2 Castle Street	Ground	Restaurant/ Ancillary	90.86 sq m (978 sq ft)	ROMY'S KITCHEN LIMITED (1)	10 years from 03/01/2013 on a full repairing and insuring lease (2)	£12,500	03/01/2018 (3) (02/01/2023)
Flat 1	First	Residential	One bedroom flat	INDIVIDUAL	AST from 06/02/2012	£6,360 (4)	Holding over
Flat 2	Second	Residential	One bedroom flat	INDIVIDUALS	AST from 22/05/2015	£6,600 (4)	Holding over
Flat 3	First	Residential	One bedroom flat	VACANT POSSESSION			
Total Commercial Area			90.86 sq m (978 sq ft)			£25,460	

- (1) Opened in September 2013, Romy's Kitchen is run by Romy Gill, one of the few female Indian chef/owners on the UK restaurant scene. Romy was appointed an MBE in 2016 and has appeared on Masterchef and Celebrity Masterchef, also having been featured on Saturday Live and BBC Woman's Hour (Source: www.romyskitchen.co.uk 05/06/2018).
- (2) The lease provides a tenant only option to determine on 03/01/2020 subject to 6 months' notice and a £3,125 penalty payable to the landlord.
- (3) The 2018 rent review is outstanding.
- (4) The rental income has been annualised.

Key Details

- Shop let to Romy's Kitchen Limited until 2023 (subject to option)
- Three residential flats, two on Assured Shorthold Tenancies and one with vacant possession
- Market town location north of Bristol
- Nearby occupiers include NatWest Bank, Lloyds Bank, Domino's Pizza and a Co-operative supermarket

On Behalf of a Major Fund Manager

Location

Miles: 2 miles north of Bristol
 23 miles south-west of Gloucester
Roads: A38, M5, M48, M4
Rail: Yate Rail, Piling Rail
Air: Bristol International

Situation

Thornbury is a market town located some 12 miles north of Bristol. The property is located in the town centre on the eastern side of Castle Street, close to its junction with the High Street and The Plain. St Mary's Street Shopping Centre is within a short walk and houses retailers including Lloyds Pharmacy, Costa Coffee, HSBC, Lidl and WHSmith. Other nearby occupiers include NatWest Bank, Lloyds Bank, Domino's Pizza and a Co-operative supermarket.

Description

The property comprises a ground floor restaurant unit with three self-contained one bedroom residential flats on the upper floors, accessed from Castle Street. The property benefits from a garden area to the rear.

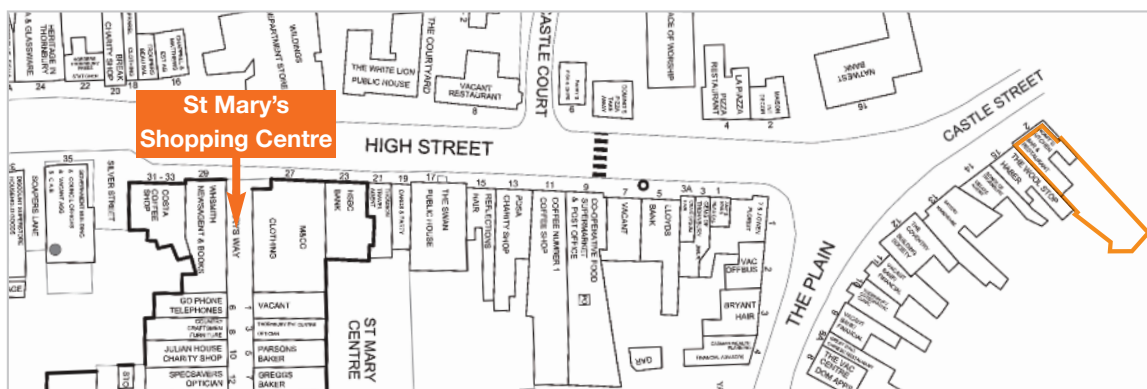
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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