

90-96 East Street,
Bedminster, Bristol BS3 4EY

Town Centre Retail Investment

Lot 54

£119,787.35 per annum
 exclusive (3)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	793.76 sq m (8,544 sq ft)	BOOTS UK	10 years and 3 days	£119,787.35	31/03/2023
First	Office/Ancillary	650.50 sq m (7,002 sq ft)	LIMITED (1)	from 29/03/2013 (2)	(3)	
Second	Ancillary	8.82 sq m (95 sq ft)		on a full repairing and insuring lease		
Total		1,453.08 sq m (15,641 sq ft)			£119,787.35	

(1) For the year ending 31 August 2017, Boots UK Limited reported a turnover of £6,837,000,000, pre-tax profits of £498,000,000 and a total net worth of £752,000,000 (Source: Experian Group 29/08/2018). Boots is the UK's leading pharmacy-led health and beauty retailer. With around 2,500 stores in the UK, ranging from local community pharmacies to large destination health and beauty stores. Boots UK is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise (Source: www.boots-uk.com 17/01/2018).

(2) The lease provides a tenant only option to determine on 31/03/2020.

(3) The lease provides for annual fixed rental increases of 1.5%, the rent will therefore increase to £119,787.35 p.a.x on 01/04/2019. The seller has agreed to adjust the completion monies so that the unit will effectively produce £119,787.35 p.a.x. from completion of the sale.

Key Details

- **Let to Boots UK Limited**
- **Fixed 1.5% annual rental increases (3)**
- **Popular residential suburb approximately 1 mile from Bristol city centre**
- **Nearby occupiers include Superdrug, Argos, EE and Subway**

On behalf of Trustees

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. The property occupies a prominent position on East Street within close proximity of the pedestrianised area. Nearby occupiers include Superdrug, Argos, EE and Subway.

Description

The property comprises two ground floor retail units with first floor ancillary/office accommodation which has self-contained access. There is also a small second floor area towards the rear. The property benefits from loading off Herbert Road.

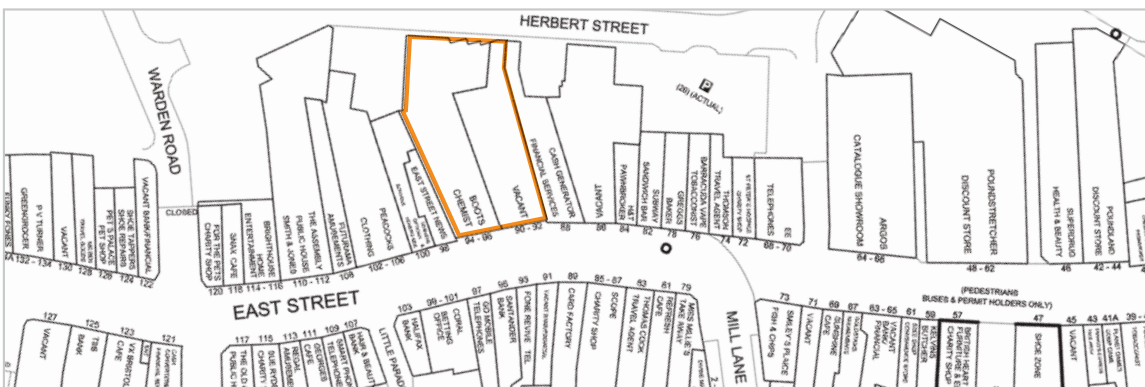
Tenure

Leasehold. 90-92 East Street is held for 99 years from 29/09/1960 expiring on 28/09/2059 at a rent of £2,000 pa. 94-96 East Street is held for 99 years from 25/09/1950 expiring on 24/09/2049 at a rent of £575 pa.

VAT

VAT is applicable to this lot.

Six Week Completion



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