

Lot 32

£20,000 per annum exclusive

3A St Peter's Rise, Bishopsworth, Bristol BS13 7LU Freehold Pharmaceutical Investment



Key Details

- Entirely let to AMG Healthcare Limited guaranteed by Ashchem Limited on a 15 year lease from completion (no breaks)
- 5 yearly compounded RPI-indexed Rent Reviews (capped at 3% per annum and collared at 1% per annum)
- First floor currently being converted to a 3 bedroom flat
- Residential location in a popular suburb of Bristol
- Opposite Manor Woods Valley as well as Bishopsworth Library

Location

Miles: 3 miles south-west of Bristol city centre
13 miles west of Bath

Roads: A37, A38, M4, M5, M32

Rail: Bristol Parsons Street

Air: Bristol Airport

Situation

Bishopsworth is a suburb of Bristol, located some 3 miles south-west of the city centre. The property is located on the south side of St Peter's Rise, in a predominantly residential location half a mile east of Bridgwater Road (A38), which is one of Bristol's main arterial routes to the city. The property is opposite Manor Woods Valley as well as Bishopsworth Library, with a number of other local occupiers nearby.

Description

The property comprises a substantial, prominent building arranged as a ground floor pharmacy with ancillary accommodation above, which forms part of a parade. The first floor is currently being converted to a 3 bedroom flat accessed from the rear of the property. The property also benefits from parking for 2 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

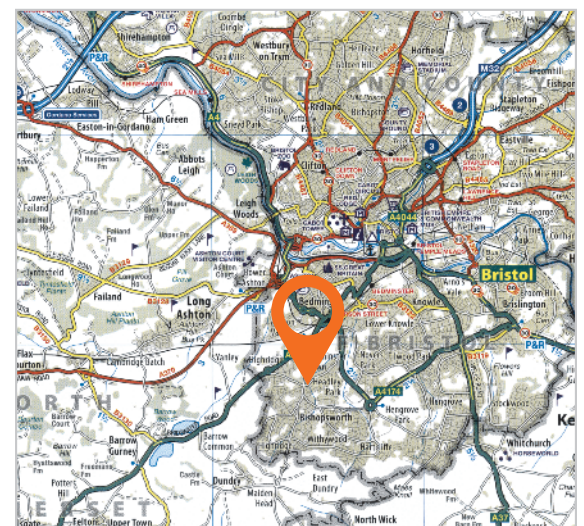
Band C. See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	76.08 sq m	(818 sq ft)	AMG HEALTHCARE LIMITED t/a Avicenna Pharmacy with a guarantee from ASHCHEM LIMITED (1)	15 years from completion of the sale on a full repairing and insuring lease (2)	£20,000	5 yearly RPI linked reviews (capped at 3% pa and collared at 1% pa)
First	Ancillary	71.12 sq m	(765 sq ft)				
Total		147.20 sq m	(1,583 sq ft)			£20,000	

(1) For the year ending 31st July 2018, AMG Healthcare Limited reported a turnover of £22,769,000, pre-tax profits of £1,015,000 and total assets less current liabilities of £19,807,000 (Source: Companies House). For the year ending 31st July 2018, Ashchem Limited reported a turnover of £14,327,513, pre-tax profits of £1,215,058 and total assets less current liabilities of £8,742,704 (Source: Companies House 14/11/2019).

(2) The lease provides for tenant option to extend the lease for a further 10 years.



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