

REFERENCE: 5031 – Wine Rack, Bristol



Freehold Retail Unit let to Wine Rack - Bristol

ADDRESS: 65 Henleaze Road, Henleaze Bristol BS9 4JT

- Prominent location
- SPV Available
- Established Retail Parade

LOCATION

Bristol is the regional and business capital of the South-West and has become one of the UK's three major financial centers. It is the UK's fifth largest city and is located at the M4/M5 motorway interchange. This provides access to Birmingham (85 miles north-east) and Cardiff (40 miles west).

SITUATION

The property is situated some 2.5 miles north of the city centre on Henleaze Road, close to its junction with Cardigan Road. Henleaze Road forms part of an established retail parade with occupiers such as Boots, Somerfield, Llyods Bank and Bristol & West.

DESCRIPTION

The Property comprises ground floor retails and ancillary accommodation with a self-contained residential flat on first and second floors. The property also benefits from a yard area and loading access to the rear.

ACCOMMODATION

Gross Frontage: 20', Net Frontage: 18', Shop Depth: 33', Ground Floor: (Retail) 611 Sq. Ft., Ground Floor: (Ancillary) 644 Sq. Ft., First and Second: (Residential) – Not Measured, **Total Approximate Floor Area- 1,255 Sq. Ft.**

TENANCY

Let to Conviviality Retail Limited, trading as Wine Rack on a 15 year FRI Lease commencing 30 September 2010, at an rental of £22,500 per annum, with 5 year reviews. The tenant has an option to determine the lease 1 October 2020 with 6 months' notice

The upper parts have been sold on a 125 year lease commencing 24 June 2005 at a ground rent of £10 per annum

RENT: £22,510 PER ANNUM

TENURE: Freehold

VAT IS: Not Applicable.

PRICE: Offers in excess of £ 450,000

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