

# Lot 3, 140, 142 & 144 Ashley Down Road, Bishopston, Bristol, BS7 9JS

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Motor Trade Investment

- Let to Brookfield Garage Limited until December 2027 (no breaks)
- Tenant in occupation since 2007
- Annual rent reviews to the higher of 2% p.a or uncapped RPI
- Site area approximately 0.05 ha (0.12 acres)
- Prominent corner location in popular residential suburb, 2 miles north of Bristol City Centre
- Future residential development potential (subject to lease and consents)

#### Lot

3

#### Auction

2nd November 2023

#### Rent

£62,944 per Annum Exclusive  
rising annually (3)

#### Sector

Motor Trade/Petrol Station

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 11 miles north-west of Bath  
**Roads** A37, A38, A46, A370, A432, M4, M5, M32  
**Rail** Montpelier Train Station  
**Air** Bristol Airport

### Situation

The property is situated in Bishopston, in a popular residential area on the east side of Ashley Down Road, at its junction with Ralph Road, two miles north of Bristol City Centre.

### Tenure

Freehold.

### EPC

Band E

### Description

The property comprises a vehicle repair workshop arranged on the ground floor only. The property comprises approximately 3,528 sq ft on a site area of 0.05 ha (0.12 Acres).

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Motor Trade/Ancillary	327.75	(3,528)	BROOKFIELD GARAGE LIMITED (1)	10 years from 21/12/2017 (2) on a full repairing and insuring lease	£62,944.06	29/09/2024 and annually thereafter (3)
<b>Total</b>		<b>327.75</b>	<b>(3,528)</b>			<b>£62,944.06</b>	

(1) Brookfield Garage Limited offer car servicing, MOT's and repairs and are an RAC approved garage. They were incorporated in 1999 and have grown to become the largest independent garage in North Bristol ([www.brookfieldgarages.co.uk](http://www.brookfieldgarages.co.uk)).

(2) The lease is contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II). The tenant has been trading at this site since 2007.

(3) Annual rent reviews to the higher of 2% p.a. or uncapped RPI (please see lease).



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## Contacts

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September 2020