BS79JS

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Motor Trade Investment

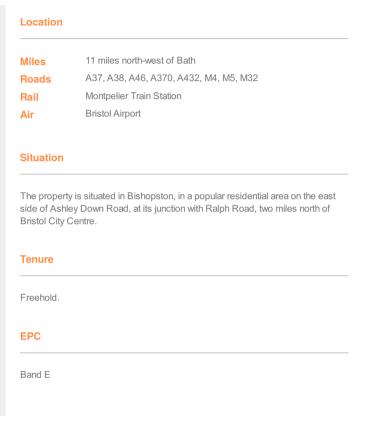
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Property Information

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 Auction 3 2nd November 2023 Rent £62,944 per Annum Exclusive rising annually (3) Sector Status Motor Trade/Petrol Station Available **Auction Venue** Live Streamed Auction



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.						

December 1

Completion Period

Six Week Completion

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These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use		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)
Total		327.75	(3,528)			£62,944.06	

⁽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).

⁽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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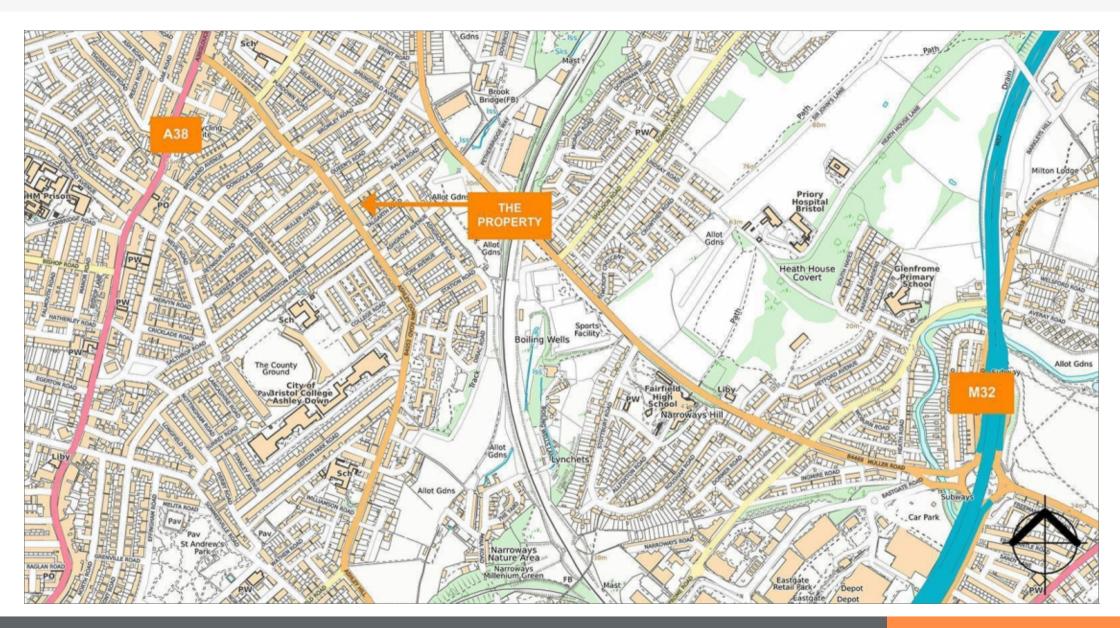


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Freehold Motor Trade Investment