

McCull's Convenience Store, 1-3 Frome Valley Road Stapleton, Bristol BS16 1HD

lot 12

Freehold Retail and Residential Investment

- Let on a recent 20 year lease to Martin McColl Limited
- 2% per annum compounded fixed uplifts
- Prominent and well located retail site
- Includes a Post Office counter
- Six Week Completion Available

Rent
£34,200
per annum
exclusive



Location

Miles: 3.5 miles north of Bristol City Centre
13 miles north-east of Bath
Roads: B4058, M32, M4
Rail: Stapleton Road Station, Bristol Temple Meads Station
Air: Bristol International Airport

Situation

Stapleton is a popular residential suburb approximately 2 miles north of Bristol city centre. The area is conveniently located for access to the M32 and the wider motorway network. The property is located in an established parade, adjacent to a pharmacy. Ample free on-street parking is available immediately in front of the property.

Description

The property comprises a ground floor shop, with ancillary accommodation. The residential upper parts have been let on a long lease. The property also comprises a post office counter.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	177.35 sq m (1,909 sq ft)	MARTIN MCCOLL LIMITED (1)	20 years from 24/11/2011 until 2031 on a full repairing and insuring lease (2)	£34,200	20/02/2016 and 5 yearly thereafter (fixed rental uplifts at 2% per annum compounded)
Ground	Ancillary	76.55 sq m (824 sq ft)				
First	Residential		INDIVIDUAL	150 years from 23/11/2011	Peppercorn	
Total approximate ground floor areas		253.90 sq m (2,733 sq ft)			£34,200	

(1) For the year ending 27th November 2011, Martin McColl Limited reported a turnover of £380,485,000, a pre-tax profit of £18,068,000 and a total net worth of £100,676,000. (Source www.riskdisk.com 04/09/2012)

(2) The lease provides for a 5 yearly upward only rent reviews with fixed uplifts at 2% per annum compounded throughout.

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