



Shop Lease for Assignment

141 EAST STREET
BEDMINSTER
BRISTOL



January 2011

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- Nearby occupiers include **HSBC**, **Lloyds TSB**, **First Choice Holidays**, **Thomson**, **Bet Fred**, **Wilkinson** as well as other local service providers such as **East Street Fruit Market** and **Reflections** hairdressers.

Location

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Accommodation

The property comprises of a 3-storey, mid-terrace property comprising of a ground floor lock-up shop with separately-accessed first and second floor office accommodation. The ground floor shop benefits from a prominent frontage.

Measured on a net internal area basis, in accordance with the RICS Code of Measuring Practice, the property has the following approximate dimensions and floor areas:-

Ground Floor

Sales 68 sq m 731 sq ft

Store 19 sq m 208 sq ft

Kitchen 8 sq m 86 sq ft

First Floor
Office/Residential 47 sq m 500 sq ft

Second Floor
Office/Residential 47 sq m 500 sq ft

Tenure

The property is available by way of an assignment of the existing lease dated 02 February 1994 for a 25-year term from 29 September 1993. The lease is subject to five-yearly rent reviews at a current passing rent of **£11,000 p.a.**

The lease permits the premises to be used as A1 Shop on the ground floor and B1 Office accommodation on the first & second floors.

Premium

Nil premium.

Rating

We understand from the Valuation Office website that the property is currently assessed as follows:-

Ground floor - RV £7,800
First & Second floors - RV £2,200

UBR 2011/2012 40.7p

The rateable value may be subject to transitional phasing arrangements or appeal. We therefore recommend that you seek rating advice.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Notice

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

Subject to Contract

For further information or an appointment to view please contact:

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GVA

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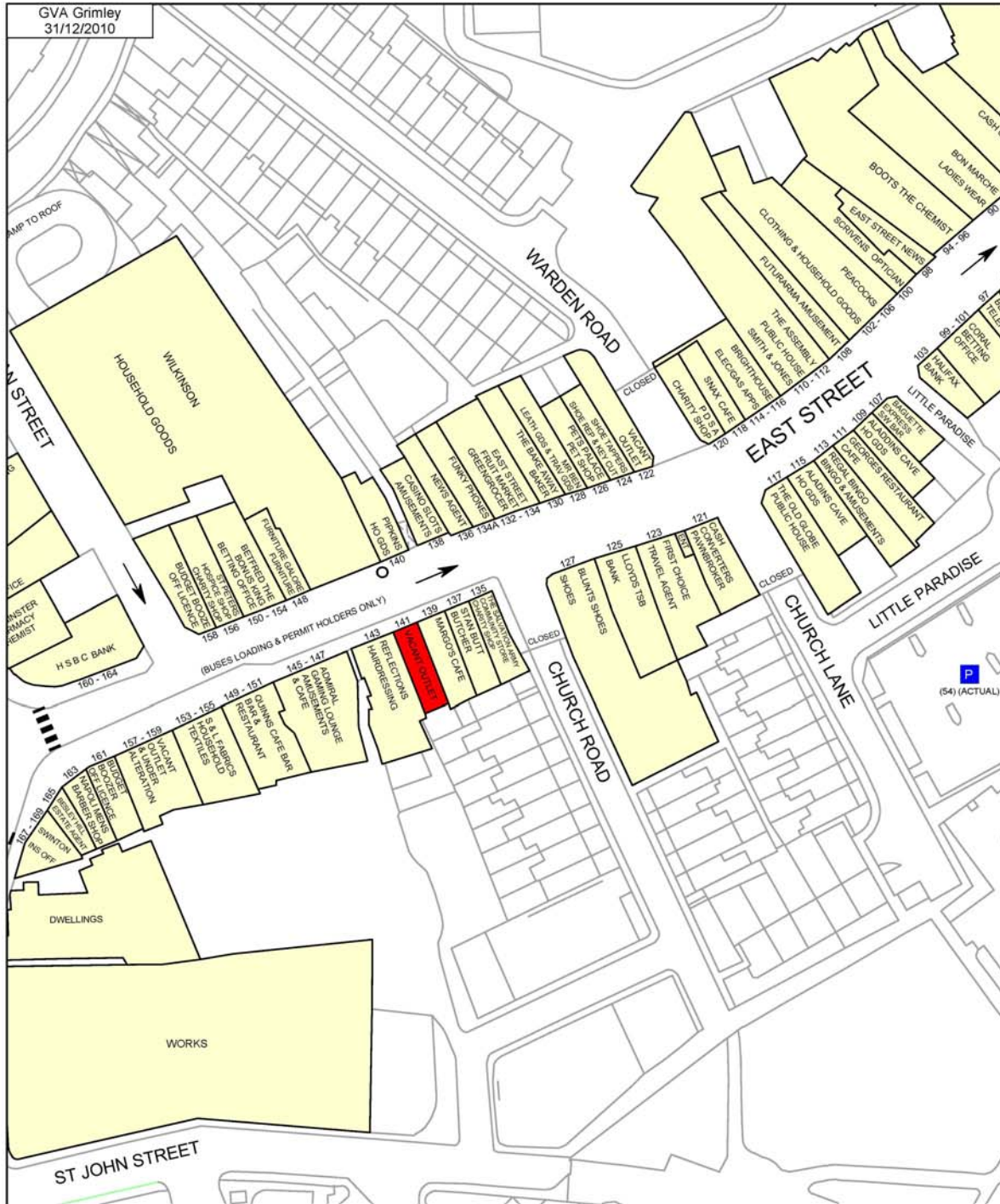
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50 metres