

REFERENCE: 16026 - Tesco Express, Bristol



Virtual Freehold Retail Investment Let to Tesco Stores Limited - Bristol

ADDRESS: 138-142 Cheltenham Road, Bristol, BS6 5RR

- Prominent Location close to Bristol city centre
- Let to Tesco Stores Limited for 20 years to 21 December 2029, with all breaks removed

LOCATION / SITUATION

Bristol is a thriving west country city with an estimated population of approximately 1,070,000 residents. The property itself is situated on the east side of Cheltenham Road towards its junction with Bath Buildings to the north. Numerous shops and facilities are available along Cheltenham Road. Bristol city centre is located approximately 1 mile to the south and provides an extensive range of shopping facilities. The University of Bristol and Bristol Royal Infirmary are within close proximity. The M4 Motorway is accessible to the north east at J19 and Bristol Temple Meads railway station is approximately 1.7 miles away.

DESCRIPTION

The property comprises three mid terrace buildings arranged over ground and three upper floors. The property is internally arranged to provide a triple fronted ground floor shop unit. To the rear of the property there is a rear yard with vehicular access from Picton Street.

ACCOMMODATION:

Ground Floor : 3,455 Sq. Ft.

TENANCY

Ground floor lock up shop of 3455 Sq. Ft. let to Tesco Stores Limited-company no 519500- on a 20 year FRI lease commencing 21 December 2009, with 5 year upward only RPI reviews, at a current rent of £46,660 pa.

RENT: £46.660 p.a.

TENURE: Virtual Freehold - 999 Years Virtual Freehold at peppercorn Rent

VAT IS: Applicable-

PRICE: Offers in excess of £675,000-6.5% net

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