



Tenure

Freehold.

Location

Westbury on Trym is a residential suburb of Bristol situated some 3 miles to the north of the city centre, access to which is via the A4018. Junctions 17 and 18 of the M5 motorway are both a short distance away.

The property is well located in a conservation area on the east side of High Street, close to the roundabout with Westbury Hill and Canford Lane.

Occupiers close by include Lloyds and NatWest Banks (opposite), Tesco Express, Nationwide Building Society, Costa, Coffee #1, Co-op Food, HSBC and Barclays Bank, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with further consulting rooms and ancillary accommodation at first floor level. There is an enclosed yard to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	5.75 m	(18' 10")
Net Frontage	5.00 m	(16' 5")
Shop Depth	4.05 m	(13' 4")
Built Depth	11.90 m	(39' 0")
Ground Floor	39.60 sq m	(426 sq ft)
First Floor	36.10 sq m	(389 sq ft)
Total	75.70 sq m	(815 sq ft)

Tenancy

The entire property is to be let to VISION EXPRESS (UK) LIMITED for a term of 10 years from completion at a current rent of £12,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 550+.

Website Address: www.visionexpress.com

For the year ended 31st December 2016, Vision Express (UK) Limited reported a turnover of £255.734m, a pre-tax profit of £17.9m, shareholders' funds of £63.160m and a net worth of £47.269m. (Source: Experian 23.08.2018.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

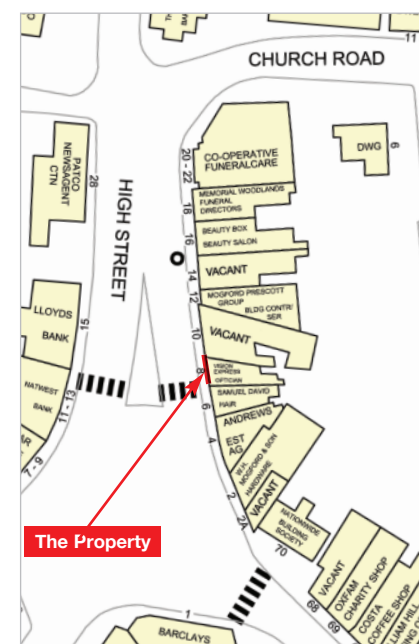
Energy Performance Certificate

For EPC Rating please see website.

Westbury on Trym
8 High Street
Avon
BS9 3DU

- **Freehold Shop Investment**
 - To be let to Vision Express (UK) Limited on a new 10 year lease (no breaks)
 - Well located on High Street opposite Lloyds Bank and NatWest
 - Rent Review 2023
 - No VAT applicable
 - Current Rent Reserved
- £12,000 pa**

On the Instructions of
Vision Express



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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