

REFERENCE: 6033 - Iceland Store, Bristol



Freehold Retail Investment Let to Iceland Foods Ltd – Bristol

ADDRESS: 41/43 Regent Street Kingswood, Bristol BS15 8LA

- Freehold Reversionary Retail Investment.
- Available in SPV.
- Let to Iceland Food Ltd until September 2024 in popular Bristol suburb.

LOCATION

Estimated District Population: 380,000

Miles: 12 miles north-west of Bath

23 miles north-east of Weston Super Mare

36 miles south-west of Gloucester

Roads: A4, A38, A420, A4174, M4, M5, M32, M49

Rail: London Paddington

Air: Bristol

SITUATION

The property is situated approximately 3 miles east of the City centre within the suburb of Kingswood, on Regent Street (A420) close to its junction with Downend Road and the Kings Chase Shopping Centre. Nearby: Sainsbury's, Wilkinson, W H Smith, Boots the Chemist, Clinton Cards, New Look, Woolworth's and Super-drug.

DESCRIPTION

LARGE SHOP arranged on the ground, mezzanine and first floors.

ACCOMMODATION

Ground/Mezzanine – (Sales/Ancillary): 5,510 sq ft, First Floor: (Offices/Ancillary): 3,350 sq ft, Total : 8,860 sq ft

TENANCY

The entire property is let to Iceland Foods Ltd for 63 years from 29 September 1961, FRI at a current rent of £75,000 p.a. with no further rent reviews. The previous rent review in 2003 was reviewed on a geared basis and we understand that the rental value of the property was agreed at £79,395 p.a.

RENT: £75,000 p.a.

TENURE: Freehold

VAT IS: Applicable

PRICE: Offers in excess of £ 1,340, 000 – 5.6% Net Reversionary Yield – 5.9% Net

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