



BRISTOL 7/9 QUEENS ROAD BS8 1QE

INVESTMENT | FOR SALE

TENURE: FREEHOLD

Tenant: WOKYKO LIMITED

Lease Term	15 years from 29 January 2018		
Rent Agreed	£55,000 pa	Review Pattern	5 th & 10 th year
Tenant Break Option	End of year 5 on six months' prior notice.	Repairs / Insurance	FRI
Use	Any use as A3 or A1	Inside 1954 L&T	Yes
Hypothetical Term	5 years	Alienation	Assign/underlet whole only with L consent.
Notes	12 months RF granted by way of half rent for initial 2 years RPI uplift on 5 th year rent review and greater of RPI or OMV at year 10 r/r. 3 months rent deposit held by Landlord.		
EPC Rated D			
Rateable Value effective from 1 April 2017: £51,500			

Description	Internal width: 29'4"	Built depth: 28'7"
Ground Floor Zone A	508 ft ²	GF ITZA 569 ft ²
Zone B	122 ft ²	First Floor Sales 500 ft ²
Total	630 ft ²	Basement Stock 505 ft ²

Further information contact | Stephen Jones at WESTERN RETAIL T: 029 2066 0222