



Excellent positioned dual floor retail unit let to hair & beauty retailer for 10 years at $\text{£}52,000$ p.a.

Description

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The property was constructed during the 1960s and forms part of a three storey purpose built retail block.

No. 46 The Horsefair trades as Cosmetics Republic who are well established specialising in hair and beauty cosmetics including wigs, hair extensions, make up and a comprehensive range of accessories.

Tenure

The property is held on a long lease from Bristol City Council for 125 years from 2nd August 2016 at a head rent equating to 10% of rents received.

Note, the head lease permits the upper parts to be used as offices and/or residential, subject to the usual planning consents.

Tenancies

46 The Horsefair is let to a private individual t/a Cosmetics Republic on a Full Repairing and Insuring lease for a term of 10 years without break options from 3rd September 2013 expiring on 2nd September 2023.

The current passing rent is $\text{£}52,000$ per annum.

Accommodation

Ground Floor : 1,273 sq ft / 118.26 sq m

Zone A : 505 sq ft / 46.91 sq m

Zone B : 384 sq ft / 35.67 sq m

Zone C : 384 sq ft / 35.67 sq m

Lower Ground Floor : 1,367 sq ft / 126.99 sq m

First Floor : 1,260 sq ft / 117.05 sq m

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Second Floor : 369 sq ft / 34.28 sq m

TOTAL : 4,269 sq ft / 396.59 sq m

Location

The property is situated in a prominent position on The Horsefair in between Starbucks and Burger King close to the junction of Merchant Street which leads directly onto Broadmead. The units are within close proximity to major retailers including Debenhams, Marks & Spencer and Primark. In addition, TK Maxx and Metro Bank are just around the corner.