

Bristol - Unit 1/2, Crow Lane, Henbury BS10 7EN  
Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



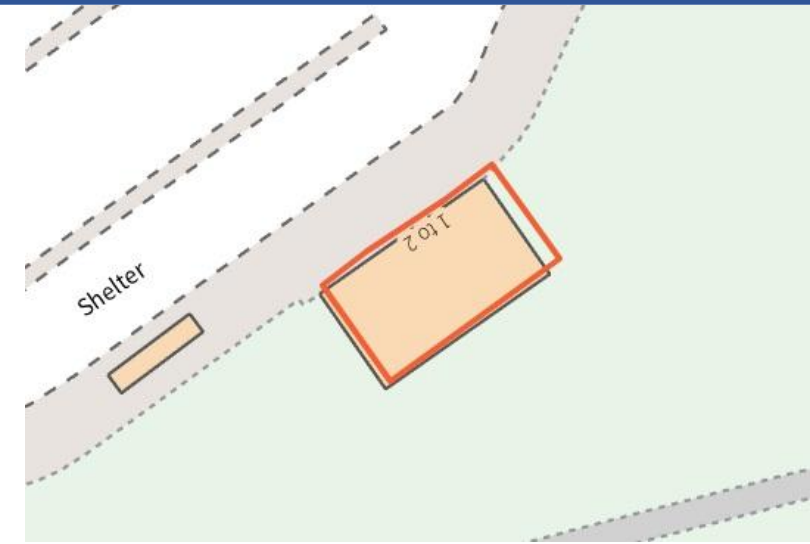
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### Investment Consideration:

- Purchase Price: £165,000
- Gross Initial Yield: 9.09%
- Rental Income: £15,000 p.a.
- VAT is applicable to this property. Sale can be treated as TOGC
- Let until November 2035. No breaks. Rent review in 2030.
- Tenant in occupation since 2016 t/a Bazylia Polish Delicatessen
- Comprises detached single-storey commercial premises t/a Supermarket
- Nearby occupiers include Aldi, Co-Op Food, Iceland, Takeaway, Barber and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1-2 (Ground Floor)	Ground Floor: 72.8 sq m (777 sq ft) Open plan retail, storage, wc	Individual t/a Bazylia Polish Delicatessen	10 Years from 28 November 2025	£15,000	Note 1: FRI Note 2: Rent review on 28.10.30 open market upward only Note 3: No breaks Note 4: Tenant in occupation since 2016
<b>Total</b>				<b>£15,000</b>	

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### Property Description:

The property comprises a single storey retail unit, constructed in 2011. It was originally configured as two lock up units but now forms a single shop. The frontage includes a glazed entrance door with uPVC windows to the side, all protected by security roller shutters. Access is via a concrete ramp providing disabled access. Internally, the accommodation is arranged in a U-shape around WC and staff areas. The retail space includes display shelving, a central counter and a chilled display cabinet, providing the following accommodation and dimensions:

Ground Floor: 72.8 sq m (777 sq ft)

Open plan retail, storage, wc

### Tenancy:

The property is at present let to an Individual t/a Bazylia Polish Delicatessen for a term of 10 years from 28<sup>th</sup> November 2025 at a current rent of £15,000 per annum and the lease contains full repairing and insuring covenants. No breaks. Rent review on 28.10.30 open market upward only.



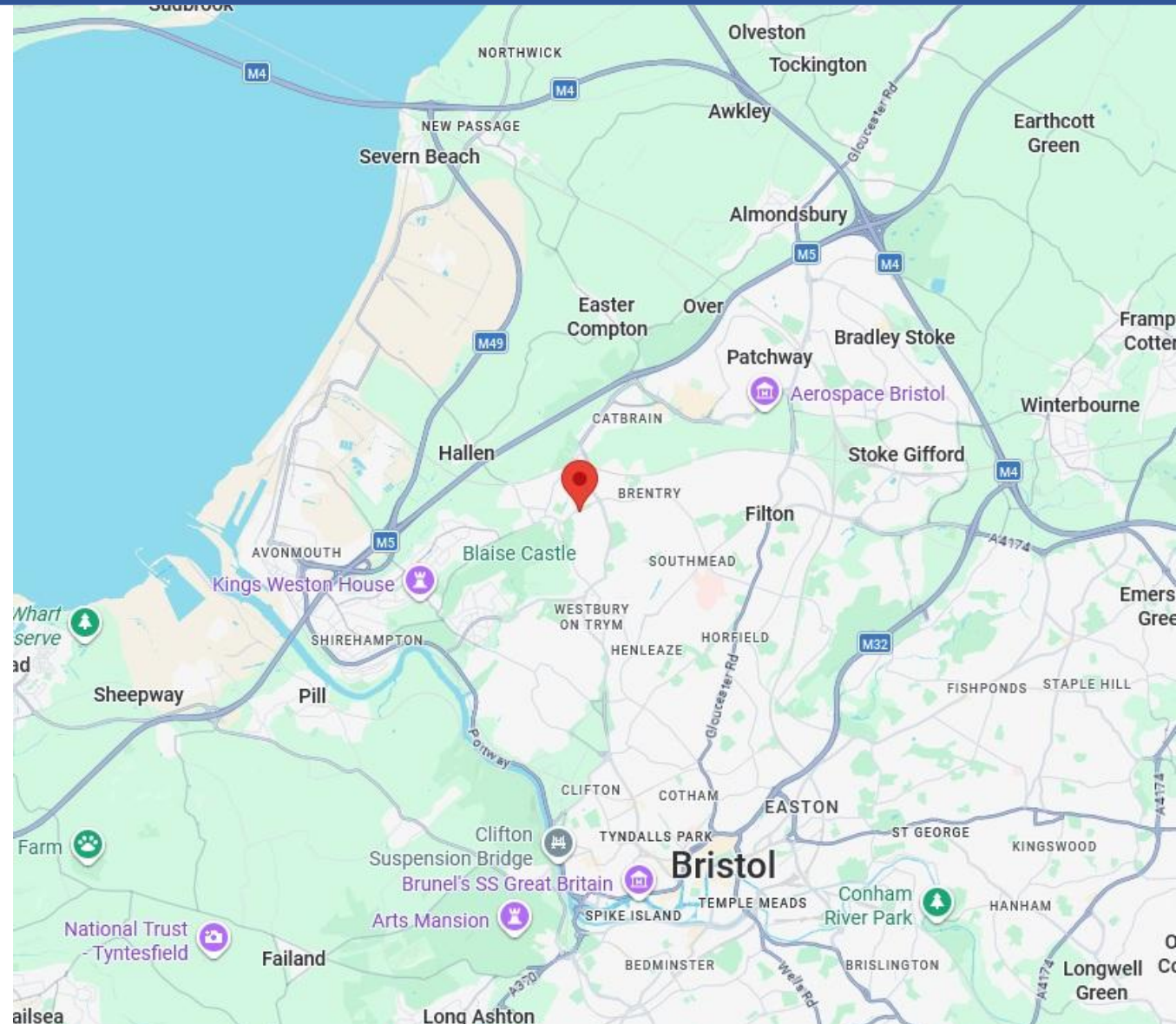
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### Location:

The site is situated on Crow Lane in Henbury, within the northern suburbs of Bristol. It occupies a semi urban position approximately 5 miles north-west of Bristol city centre, in close proximity to the M5 motorway corridor. The surrounding area comprises a mix of commercial and residential uses. Nearby occupiers include light industrial units, trade counters, and local retail facilities, while residential neighbourhoods are located to the east and south. Local amenities are available within Henbury and the nearby Cribbs Causeway retail complex. The property benefits from good connectivity, with Junction 17 of the M5 located approximately 2 miles to the north, providing direct access to the national motorway network. The A4018 runs nearby, linking the site to Bristol city centre and the wider region. Public transport is available via local bus routes serving Henbury and Cribbs Causeway, and Bristol Parkway railway station is situated around 4 miles to the east, offering regular services to London, Cardiff, and the South West.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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