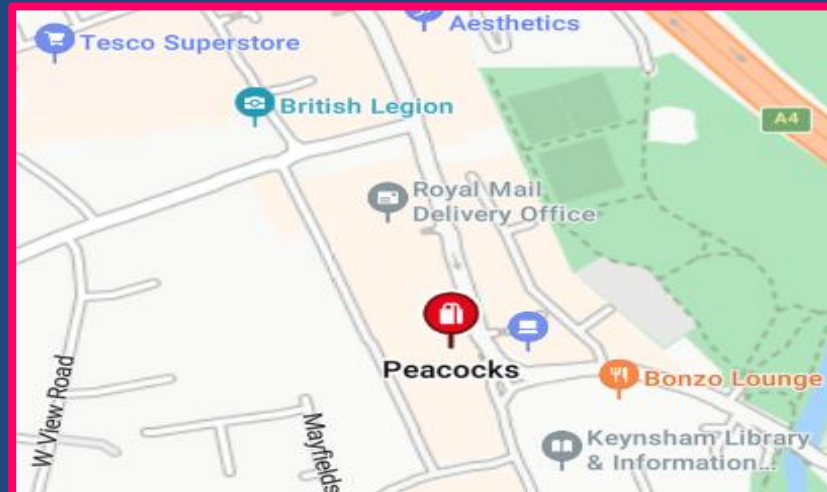


FOR SALE

Secure Retail Investment



62 HIGH STREET, KEYNSHAM, BRISTOL BS31 1EA



- Keynsham High Street is a long-established retail location.
- Prime ground floor shop unit with upper floors
- Secure service access at first floor.
- Occupied by Peacocks for over fifteen years.
- Current rent **£75,000 pa.**
- Additional turnover related rent provision.
- Freehold.
- Price - **£860,000 – 8.25% net yield** (disregarding turnover rent)
- Ideal SIPP purchase
- Staff Parking on site.

SITUATION

The property occupies a dominant prime trading position within the town's busy High Street. It is also adjacent to the main pedestrian access from the town centre car park.

Major retailers in the vicinity include Sainsburys, Boots, Costa, Specsavers, Poundland and Iceland.

LOCATION

Keynsham is an affluent suburb, situated five miles from Bristol and eight miles from Bath city centres, making it a desirable commuter town. As a result, the town benefits from a strong mix of working professionals and young families, a good secondary school, and thriving sports clubs.

Keynsham has a population of circa 20,000 and is growing with a further 2,000 homes currently proposed by developers.

Keynsham benefits from excellent communications, being positioned adjacent to Bristol's main ring road, which provides access to the M4, M5 and M32 motorways. Keynsham also has a rail station with direct access to Bristol and Bath mainline stations

The A4 provides main road access to both Bristol and Bath City Centres, and there are park and ride facilities for both cities within a short distance of the town.

62 HIGH STREET, KEYNSHAM, BRISTOL BS31 1EA



DESCRIPTION

The property comprises a two-storey building of brick construction with a pitched roof at the rear and a flat roof over the remainder. The property is believed to be in a very good state of repair. It is arranged to provide one large ground floor shop unit with storage and ancillary accommodation at first and second floors

The property has the benefit of service access from a shared rear yard that leads directly to the first floor storage accommodation. This is linked to the ground floor shop by goods lift and stairs.

The service yard also provides a staff parking area.

TENURE

The property is freehold.

OCCUPATIONAL LEASE

The entire property is let to Peacocks Stores Properties Limited following renewal for a term of ten years, expiring on 15th July 2036. The lease includes the usual provisions for security of tenure and is drafted on internal repairing terms.

The property produces a current rental income of **£75,000 pa** with provision for an upward only rent review in 2031. In addition, the tenant shall pay 7.5% of turnover in excess of the audited figure for FY 26/27.

62 HIGH STREET, KEYNSHAM, BRISTOL BS31 1EA

ACCOMMODATION AND TENANCY

ACCOMMODATION

The premises comprise a ground floor shop unit with first and second floor ancillary accommodation. Servicing is arranged as access from a rear service yard, with direct access to the first floor of the property, which is shared with an adjacent occupier, and which offers staff parking. The property extends to the following approximate areas:

Accommodation	Area - sq m	Area - sq ft
Ground Floor Sales	333.4 sq m	3,590 sq ft
First Floor Storage	333.4 sq m	3,590 sq ft
Second Floor Ancillary	126.5 sq m	1,362 sq ft

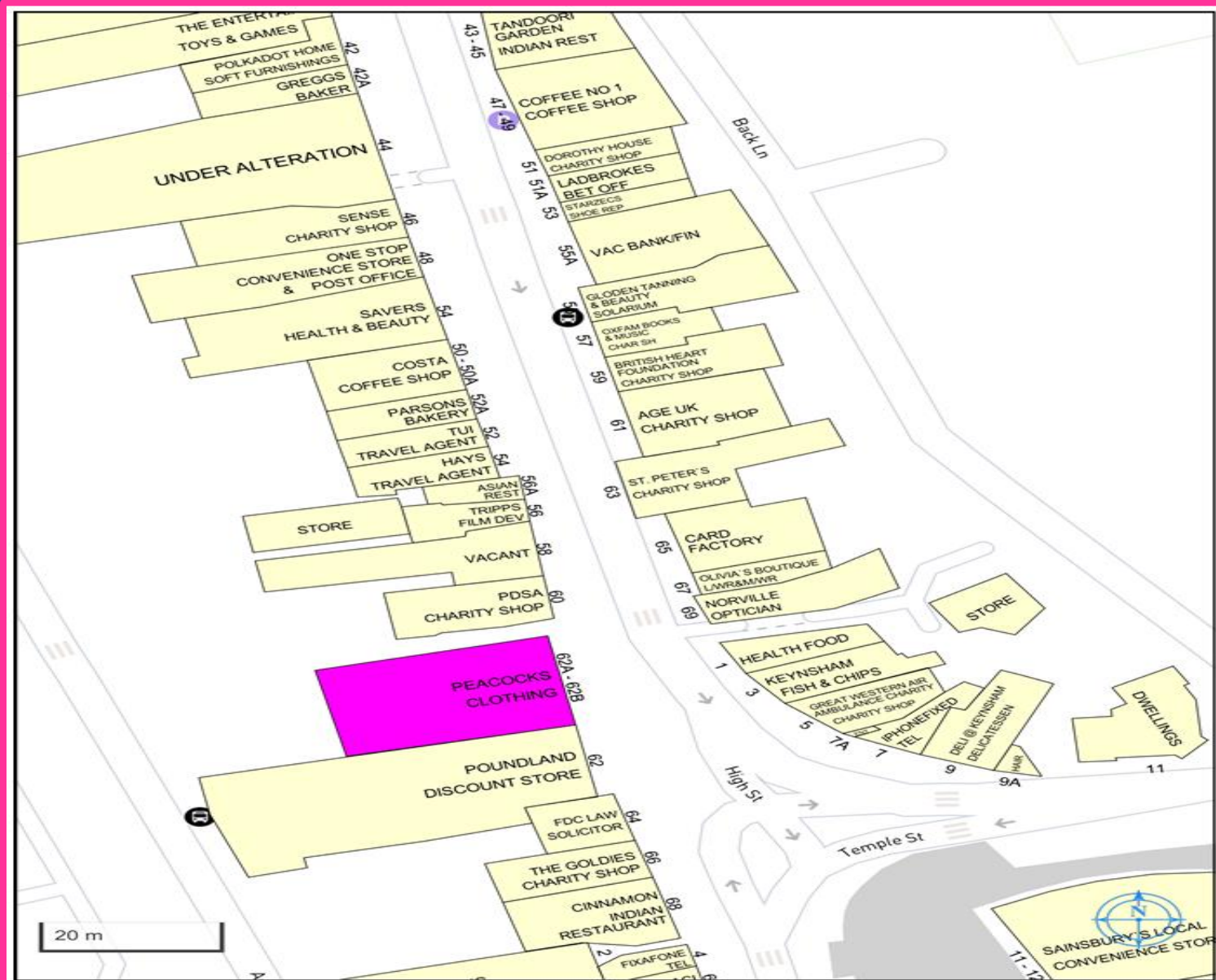
PEACOCKS STORES LIMITED

Peacocks Stores Properties Limited was incorporated in 2021. The company employs over 5,000 people and trades from 350 stores in the UK, with further expansion planned.

Peacocks first occupied the subject property in July 2011, and we understand that the store has traded profitably since.

Figures for Peacocks Stores Properties Limited show continued growth in turnover and profit since 2021 and Credit Safe's most recent score designates the company as 'Low Risk'.

62 HIGH STREET, KEYNSHAM, BRISTOL BS31 1EA



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EPC

An EPC is available upon request.

VAT

All prices quoted are exclusive of VAT

PRICE

Our clients are seeking a price of **£860,000** for their freehold interest, reflecting a net initial yield of **8.25%** after allowing for purchasing costs **and disregarding additional turnover related rental income.**

ANTI-MONEY LAUNDERING LEGISLATION

Prior to contracts being exchanged, the purchaser will need to satisfy all statutory regulations relating to money laundering. Proof of residence, identity will be required as a minimum.

INFORMATION

For further information or to arrange a viewing please contact:-

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SUBJECT TO CONTACT AND EXCLUSIVE OF VAT
DATE PREPARED : SEPTEMBER 2026

MISREPRESENTATION ACT 1967 NOTICE: M&P Property Consultants acting as agent for the vendors of the property give notice that: 1. These do not constitute any part of any offer or contract 2. All statements contained in these particulars as to this property are made without responsibility on the part of M&P Property Consultants or the vendor. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither M&P Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract.