



6 WEEK COMPLETION

SITUATION

At the eastern end of Market Place which is the prime shopping location, adjacent to **NatWest** and amongst such other multiple traders as **Dorothy Perkins, Boots, Curry's, Edinburgh Woollen Mills** and **M & Co.**

Warminster is a famous Army Town, 20 miles from Bath and on the A36, 10 miles from Trowbridge.

PROPERTY

Forming part of a terraced building comprising a **Deep Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'6"
Internal Width	21'0"
Shop Depth	38'0"
Built Depth	68'0"
2 WCs	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn.

£16,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

TENANCY

The property is let on a full repairing and insuring lease to Mrs T. Icer as a cafe / takeaway for a term of 10 years from 5th November 2008 at a current rent of **£16,000 per annum** exclusive.

Rent Reviews 2011 and annually in line with RPI

Tenant's Break November 2013

Note 1: We are informed that the tenant paid a premium of £60,000 to purchase the lease.

Note 2: The freehold will be offered to the Purchaser after the flat has been sold.



VENDOR'S SOLICITORS

W T Jones – Tel: 020 7405 4631
Ref: P Hambleton Esq – Email: pch71@aol.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts