

LOT B

The Old Post Office,
Thames House, High Street,
Bray, Berkshire SL6 2AH

Reserve Below
£150,000

6 WEEK COMPLETION

FOR SALE BY AUCTION
WEDNESDAY, 14TH DECEMBER 2011 AT 1 PM
(UNLESS SOLD PRIOR) AT THE
RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG



SITUATION

Located opposite **Heston Blumenthal's world famous Fat Duck and Hinds Head** restaurants and being the only shop in the heart of this most attractive picturesque village and serving the surrounding affluent residential community. Bray lies approximately 1 ½ miles south-east of Maidenhead 4 miles north-west of Windsor with good road access via the A4 and M4 (Junctions 8/9) to London approximately 30 miles to the east.

PROPERTY

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	17'4" max
Narrowing to	7'3"
Shop Depth	13'0"
Built Depth	22'11"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st September 1998 at a peppercorn ground rent.

£10,000 per annum

TENANCY

The property is to be let on a full repairing and insuring lease (subject to a schedule of condition) to **Story in Bray Ltd (home décor and gifts)** for a term of 5 years from January 2012 at a current rent of **£10,000 per annum** exclusive.

Tenant's Break 2015



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Fax: 020 8492 7373

Ref: **MATTHEW BERGER** mberger@barnettross.co.uk
or **STEVEN GROSSMAN** sgrossman@barnettross.co.uk

VENDOR'S SOLICITORS

Darlingtons – Tel: 020 8951 6666
Ref: J Swede Esq – Email: jswede@darlingtons.com

General Conditions and Memorandum
As per Barnett Ross Catalogue 14th December 2011
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts