

8 WEEK COMPLETION



SITUATION

Located at the junction with Manvers Street and Fore Street, on this busy retail thoroughfare which links the town centre and the recently opened **Sainsbury's Supermarket**. Nearby multiples include **Subway, Lloyds TSB, NatWest** and the Shires Shopping Precinct and Trowbridge Rail Station are both within close proximity. The property lies within the Trowbridge Town Centre Conservation Area. Trowbridge is the County Town of Wiltshire which lies 3 miles south east of Bradford-on-Avon and 12 miles south-east of Bath and enjoys good road links to the M4 (Junctions 17 and 18) via the A363 and A361.

PROPERTY

Occupying an attractive imposing corner site comprising **6 Buildings (some of which are listed) with a mixture of retail, office and hostel uses.**

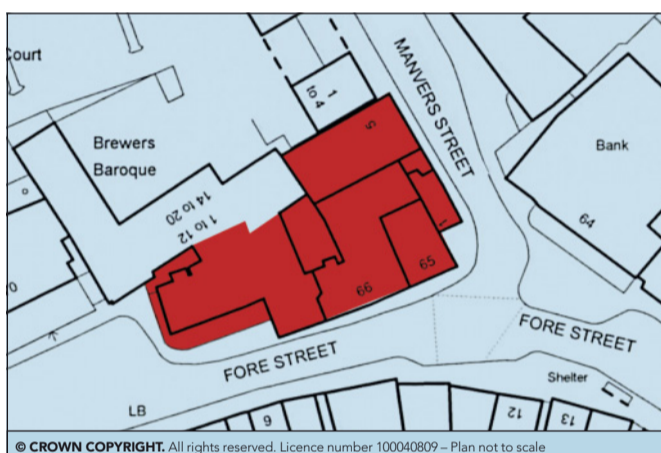
VAT is NOT payable in respect of this Lot

FREEHOLD

PLANNING

Wiltshire Council have confirmed that the accommodation benefits from a range of A1, A2, A3, B1 and C2 Use Class consents. There may be scope for C3 (Residential), subject to obtaining the necessary consents.

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
68 Fore Street (Cellar, Ground, First and Attic Floors) & Part Ground of 67 and all 1st Floor 66/67	Ground Floor 6 Rooms, Kitchen, Bathroom, 2 WCs Cellar Area Approx 509 sq ft First Floor 8 Bedrooms, 2 Rooms, 3 Bathrooms/WCs, WC Attic 2 Bedrooms Total Area Approx 6,469 sq ft	V.I.N.E for P.A.T (Registered Charity No.1001602) (The Vine Project - Shelter for Young Females)	10 years from 25th March 2008	£35,000	FRI Rent Review 2013 linked to RPI Tenant has advised that they have spent approx £300,000 on internal refurbishment.
66/67 Fore Street (Café and Cellar)	Ground Floor Cafe Internal Width 39'2" Shop Depth 32'10" Area Approx 1,655 sq ft 2 WCs Cellar Area Approx 505 sq ft Total Area Approx 2,160 sq ft	Nordlund Graham Catering Ltd (Crowing Cock Café)	6 years from 1st May 2008 (In occupation for many years)	£17,500	FRI
65 Fore Street (Ground Floor Shop and First Floor Offices) and Part No 1 Manvers Street	Ground Floor Shop/Office Internal Width 16'4" Shop Depth 20'9" Kitchen Area Approx 273 sq ft First Floor Offices 5 Rooms, WC Area Approx 780 sq ft Total Area Approx 1,053 sq ft	VACANT No Empty Rates payable Previously let at £11,000 p.a.			
1 Manvers Street (Ground Floor Shop)	Gross Frontage 24'0" Shop Depth 11'8" Kitchen, WC Area Approx 340 sq ft	S Hobday	6 years from 29th September 2007	£6,500	FRI Sublet to J. Snell as a letting agent at £6,500 p.a.
3 Manvers Street (First Floor former Licenced Premises)	Area Approx 1,325 sq ft 2 WCs	VACANT (A3 Use - Previously let at £6,500 p.a. Planning consent has been granted for a staircase from No. 5 to No. 3 Manvers Street. There may be potential for residential development subject to obtaining the necessary planning consents).			
5 Manvers Street (Ground Floor Shop)	Internal Width 28'2" Shop Depth 52'10" Kitchen, WC Area Approx 1,490 sq ft	Individuals (The White Elephant) (Furniture & Removals)	6 years from 2nd April 2009	£13,000	FRI Stepped increase to £14,000 p.a.
TOTAL	Area Approx 12,837 sq ft		TOTAL	£72,000 Plus Vacant Shop & Offices and former Licenced Premises	

Note: The buildings are insured for the sum of £3,634,875 and the current premium is £2,716.92.

VENDOR'S SOLICITORS
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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