



6 WEEK COMPLETION

SITUATION

Located close to the junction with Edward Street in an established local parade amongst a variety of local traders in the town centre of Westbury and near to a **Lloyds TSB** and **Morrisons**. Westbury Railway Station is within close proximity with connections to London Paddington in approximately 1 ½ hours. Westbury is located approximately 20 miles south east of Bristol and 10 miles south-east of Bath benefiting from good road links via the A350.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 25'5"
Internal Width 18'2" plus additional 5'11" side extension

Shop Depth 16'5"
Built Depth 24'2"
Side Extension Area Approx 145 sq ft
WC

First Floor Ancillary Storage

Area Approx. 355 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **V E Baulf as an Antiques Retailer** for a term of 5 years from 28th April 2010 at a current rent of **£4,875 per annum** exclusive.



£4,875 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Penningtons Solicitors – Tel: 020 7457 3000
Ref: C Grey Esq – Email: chris.grey@penningtons.co.uk

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