



SITUATION

Located in this well established industrial estate, just a few minutes walk from Westbury Main Line Station and approx. 1 mile north-west of the Town Centre. 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 2 storey Commercial Unit used as a Gymnasium with separate access into both the ground and first floors. In addition, the property includes a roller shutter door and there is use of a large communal front loading area and the right to park 6 cars.

ACCOMMODATION

Ground Floor

Main Gymnasium,
Male & Female Changing Rooms
GIA Approx 2,030 sq ft

First Floor

Main entrance, Gymnasium, Office,
Male & Female WCs, Kitchenette
GIA Approx 2,180 sq ft
Total GIA Approx 4,210 sq ft

VAT is payable in respect of this Lot

£18,500 p.a. (See Note 4)

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

FREEHOLD

TENANCY (Plus See Note 1)

The property is let on a full repairing and insuring lease to **P. Hampson & L. Salter (t/a Ironworx Gymnasium)** for a term of 10 years from 29th September 2012 (See Notes 2 & 3) at a current rent of **£18,500 per annum** exclusive (See Note 4).

Rent Review 2017

Note 1: There is a small section in the ground floor that is let for a term of 999 years from 29th September 2012 at a peppercorn which comprises the WCs for the adjoining property which is not included in the GIA of the Gymnasium.

Note 2: The tenant originally took occupation of the ground floor in February 2011 and then took occupation of the first floor in October 2011.

Note 3: The occupational lease is held outside s. 24-28 of the Landlord & Tenant Act 1954.

Note 4: The current rent is £15,000 p.a. rising to £17,000 p.a. in 2013 and £18,500 p.a. in 2014 and the Vendor will make up the rent shortfall on completion.

Note 5: Unit 6A & B (which was vacant) sold in February 2012 for £150,000 which equated to £31.25 psf. Unit 6C sold in February 2012 for £105,000 which equated to £30 psf.

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