

LOT 1

4 Millbrook Square, Grove,
Wantage,
Oxfordshire OX12 7JZ

Reserve Below
£180,000

6 WEEK COMPLETION



SITUATION

Located in the main shopping centre of Grove, at the junction of School Lane and Main Street, amongst such multiples as **Tesco, Lloyds TSB, McColls, Co-Op Funeral Care** and **Bretts Pharmacy**, and close to **Williams Formula One HQ**. Grove is an attractive village with a large residential catchment area, being a suburb of Wantage approximately 12 miles from Oxford and 16 miles from Newbury, and benefitting from good road links via the A338 to the M4 (Junction 14).

PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. There is a **Lock-up Garage** to the rear and a large private front shopper's car park.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 21'1" Internal Width 20'1"
Shop Depth 30'3" Built Depth 54'4"
WC

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

Garage

VAT is NOT payable in respect of this Lot

£15,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **L. Wheeler as a Butcher (2 branches)** for a term of 10 years from 1st December 2010 at a current rent of **£15,500 per annum** exclusive.

Rent Review 2015

Note 1: There is a Rent Deposit held of £3,300.

Note 2: We are informed that the flat is sub-let on an AST.



JOINT AUCTIONEERS
Reiff & Co, Lower Ground Floor, 36 Manchester Street,
London W1U 7LH Tel: 020 7487 9771 Ref: A. Reiff Esq

VENDOR'S SOLICITORS
Ashfords LLP – Tel: 01392 333812
Ref: Ms Sarah Beazer – Email: s.beazer@ashfords.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 £350 (including VAT) upon exchange of contracts