



6 WEEK COMPLETION

SITUATION

Located close to the junction with Broad Street opposite the **Post Office**, close to **Boots** and a host of established retailers. Ottery St Mary lies on the B3174 approximately 5 miles south-west of Honiton and 11 miles east of Exeter with easy access to the A30 which leads to the M5 (Junction 29).

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with internal access from No 5 to a **Flat** at first floor level.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 (Shop & Flat)	Ground Floor Shop Gross Frontage 15'1" Internal Width 13'1" Shop Depth 15'7" Built Depth 38'0" Ext. WC First Floor Flat 3 Rooms, Kitchen, Bathroom/WC	O. Akbulut t/a Charcoal Grill (Takeaway)	15 years from 15th November 2001	£8,000	FRI Rent Review 2013 Note: The business has been trading from these premises in excess of 10 years.
No. 5a (Shop)	Gross Frontage 12'1" Internal Width 11'1" Shop Depth 17'2" Built Depth 20'10" WC	O. Akbulut (Used for Storage in conjunction with adjoining Takeaway)	Tenancy at Will from 26th June 2012	£720	FRI Mutual Break at any time.
TOTAL				£8,720	

£8,720 per annum

The Surveyors dealing with this property are
NICHOLAS BORD and **JONATHAN ROSS**



JOINT AUCTIONEERS
Boddy & Edwards – Tel: 01753 582 500
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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 £350 (including VAT) upon exchange of contracts