

6 WEEK COMPLETION



SITUATION

Located at the busy junction of Lowbourne, Bank Street and High Street, adjacent to **NatWest** and close to branches of **HSBC, Peacocks, Waitrose, Costa, Iceland, Poundstretcher, Barclays, Specsavers, Boots** and **William Hill**.

Melksham is an attractive town which lies 13 miles west of Bath and 23 miles east of Bristol with easy access via the A350 which links with the M4.

PROPERTY

A substantial two storey building comprising a **Large Ground Floor Retail Store** with internal access to **Ancillary Storage** above.

There is a rear service road for unloading together with parking for 2 cars.

ACCOMMODATION

Ground Floor Retail Store

Gross Frontage	55'0"
Internal Width	50'4"
Narrowing to	38'2"
Shop Depth	76'5"
Sales Area	Approx 2,625 sq ft

First Floor

Storage Area	Approx 2,120 sq ft
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Male & Female WC's

Total Area **Approx 4,745 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 **Superdrug Stores Plc (having over 900 branches)** (T/O for Y/E 31/12/11 **£1.05bn, Pre-Tax Profit £5.5m and Net Worth £124.7m**) for a term of 10 years from 28th March 2006 at a current rent of **£42,000 per annum** exclusive.



£42,000 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **JONATHAN ROSS**

VENDOR'S SOLICITORS

Bude Nathan Iwanier – Tel: 020 8209 2959
Ref: D. Homburger Esq – Email: dn@bnilaw.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 £500 (including VAT) upon exchange of contracts