



**6 WEEK COMPLETION**

**SITUATION**

Located in a busy main road position close to the junction with Upper Manor Road just over 1/2 a mile from Paignton town centre and amongst such multiples as **Tesco Express, Sainsbury's Local, Wickes, Subway** and **William Hill**.

Paignton is located 2 miles south-west of Torquay and 6 miles south of Newton Abbot, benefitting from excellent road communications via the A380 connecting Paignton to the M5 (Junction 31).

**PROPERTY**

A mid terrace property comprising a **Ground Floor Takeaway** with separate front access to a **Self-Contained Flat** on the first and second floor.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                    | Accommodation  | Lessee & Trade                   | Term                             | Ann. Excl. Rental | Remarks   |
|-----------------------------|--|----------------------------------|----------------------------------|-------------------|---|
| Ground Floor Takeaway       | Gross Frontage 18'5"<br>Internal Width 13'0"<br>Shop Depth 38'10"<br>Built Depth 64'5"<br>WC | <b>Mr Zhu (Chinese Takeaway)</b> | 15 years from 25th December 2009 | £8,000            | FRI<br><b>Rent Reviews 2015 and 3 yearly £4,000 Rent Deposit held</b> |
| First and Second Floor Flat | Not Inspected  | Individual                       | 999 years from 1st January 2006  | Peppercorn        | FRI   |
| <b>TOTAL</b>                |  |                                  |                                  | <b>£8,000</b>     |   |

**£8,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**  
DLH Solicitors - Tel: 01200 538578  
Ref: D. Hester Esq - Email: dominic@dlhsolicitors.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