



**SITUATION**

Located close to the junction with Fernicombe Road within this established local parade, adjacent to a **Pharmacy** and near to a **Co-Op Food Store**, serving the surrounding residential area.

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 terraced building comprising a **Ground Floor Shop** with separate rear access via a communal walkway to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from a **Garage** and use of a rear service road for unloading and front lay-by parking.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garage	Gross Frontage 17'2" Internal Width 15'5" narrowing at rear to 9'7" Shop & Built Depth 33'0" External WC	<b>Jean Scattergood (News/Conf/Tob)</b>	15 years from 31st March 2006	£5,000	FRI <b>Rent Reviews 3 yearly</b>
First & Second Floor Flat	Not Inspected	<b>Riviera Housing Trust Ltd</b>	999 years from 17th August 2005	Peppercorn	FRI
<b>TOTAL</b>				<b>£5,000</b>	

**£5,000 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
W T Jones - Tel: 020 7405 4631  
Ref: P Hambleton Esq - Email: pch71@aol.com

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