

6 WEEK COMPLETION



**SITUATION**

Located within a modern shopping centre anchored by a **Co-op** in this popular Somerset town of Martock approximately 6 miles north west of Yeovil, which benefits from good road access via the A303.

**PROPERTY**

A single storey building comprising a **Local Public Library** which benefits from use of a customer car park.

**ACCOMMODATION**

**Ground Floor Library** GIA Approx. 1,970 sq ft

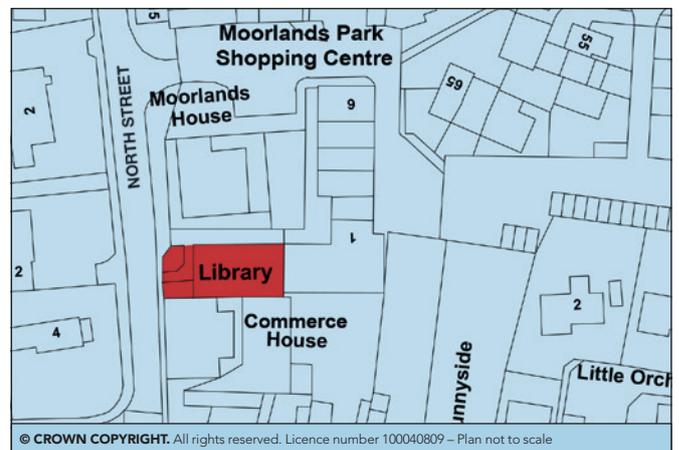
**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Somerset County Council (currently used as a library)** for a term of 99 years from 1st April 1971 at a fixed ground rent of **£90 per annum** exclusive (not demanded).

**Reversion in 56 years**



**£90 per annum**

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

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

**VENDOR'S SOLICITORS**  
Glinert Davis LLP – Tel: 020 7724 4442  
Ref: M. Reis Esq – Email: mark@glinertdavis.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