



SITUATION

Conveniently located in the town centre, close to the junction with High Street and amongst a variety of multiple retailers such as **Superdrug** and **Lloyds Bank** with many more situated on the High Street.

Bideford lies on the river Torridge and is a popular tourist destination located 9 miles south-east of Barnstaple and approx. 40 miles north-east of Exeter, benefitting from good road links via the A39 and the Quay (A386).

PROPERTY

A terraced building comprising a **Ground Floor Double Fronted Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 15/16 (Ground Floor Double Fronted Shop)	Gross Frontage 30'3" Internal Width 29'10" Built Depth 20'5" WC	The Society for the Protection and re-homing of Animals Ltd (Charity having 5 branches)	10 years from 1st January 2008 (in occupation for many years prior to the 2008 lease)	£4,000 (see Note)	FRI Note: 2014 Rent Review verbally agreed at £5,000, but not yet documented.
No. 16A (First & Second Floor Flat)	Not Inspected	Individual	999 years from 1st January 2010	£100	FRI
TOTAL				£4,100	

£4,100 per annum

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

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

VENDOR'S SOLICITORS

Hamilton Downing Quinn - Tel: 020 7831 8939
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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 £500 (including VAT) upon exchange of contracts