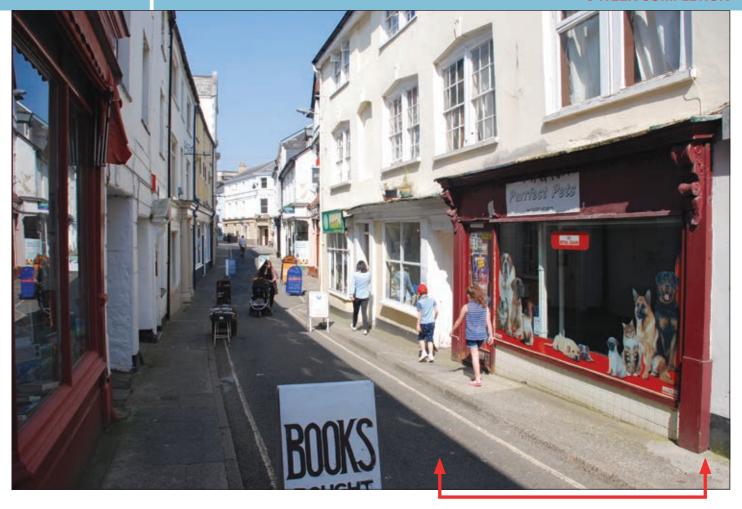
6 WEEK COMPLETION



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 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
No. 17 (Ground Floor Shop)	Gross Frontage 18'3" Internal Width 15'4" Built Depth 31'0" WC	Ateres Yehudah Trust (Charity No. 1081053 – Y/E 31/3/14 Reported an income of £272,000 and a Net Worth of £2.435m)	3 years from 25th March 2015	£5,000	FRI Tenant's Break March 2017 The tenant is due to start fitting out in April 2015.
No. 17A (First & Second Floor Flat)	Not Inspected	Individual	999 years from 29th May 1987	£100	FRI
			TOTAL	£5,100	

£5,100 per annum

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

VENDOR'S SOLICITORSHamilton Downing Quinn - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk