



SITUATION

Occupying a prominent trading position in the heart of the town centre close to the junction with South Street and amongst such multiples as **Superdrug, WH Smith, Boots, HSBC, Greggs, Coral, William Hill, Barclays, Lloyds, NatWest** and many others. There is also a public car park immediately behind the property. Wellington is an attractive market town lying off the main A38 only 2 miles from the M5 (J26), approx. 7 miles west of Taunton and 28 miles north-east of Exeter.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & First Floor Supermarket	<p>Ground Floor Supermarket</p> <p>Gross Frontage 42'6" Internal Width 41'5" Shop Depth 127'9" Built Depth 205'7" Sales Area Approx 5,190 sq ft Storage Area Approx 3,320 sq ft</p> <p>First Floor Ancillary</p> <p>Canteen Area Approx 160 sq ft Ladies & Gents WC's, Plant Room</p> <p>Total Area Approx 8,670 sq ft</p>	<p>Co-operative Foodstores Ltd (guaranteed by Co-operative Group Food Ltd) (See Tenant Profile)</p>	<p>Reversionary Lease expiring 28th September 2031</p>	<p>£88,400</p>	<p>FRI Rent Reviews 2021 & 2026</p>
First & Second Floors (3 Flats)	<p>3 Flats: Each 2 Bedrooms, Living Room, Kitchen, Bathroom/WC</p>	<p>Various</p>	<p>Each 125 years from completion</p>	<p>£300</p>	<p>Each FRI. Each £100 p.a. doubling every 25 years. These flats are available by private negotiation.</p>
TOTAL				£88,700	

PROPERTY

A modern terraced building comprising a **Ground Floor triple fronted Supermarket** with **Ancillary Accommodation** at rear first floor level, plus separate rear access to **3 Self-Contained Flats** at front first and second floor levels. There is a rear service access for unloading.

VAT is applicable to this Lot

FREEHOLD

TENANT PROFILE

Co-operative Foodstores Ltd trade from over 2,800 stores across the UK. They are a fully owned subsidiary of **Co-operative Group Ltd** who for the year ended 2nd Jan 2016 reported a Turnover of £9.3bn, Pre-Tax Profit of £23m and Shareholders' Funds of £2.95bn.

£88,700 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

View Opposite the Property



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VENDOR'S SOLICITORS
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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