



SITUATION

Located in the town, close to the town centre, from the town centre.

Grade II Listed building comprising a **Ground Floor Shop** with a separate front access to a **Self-Contained Flat** on first and second floors.

WITHDRAWN

max, BBC and ...
...
... bath and benefits ...
... A361 and A36.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Gross Frontage 27'0" Internal Width 17'1" widening to 21'2" Shop & Built Depth 44'1" WC	Subway Realty Limited (T/O for Y/E 31/12/2015 £31.962m, Pre-Tax Profit £1.468m and Shareholders' Funds £1.826m)	15 years from 24th January 2011	£16,000	FRI by way of service charge capped at £500 p.a. Rent Review 2021. Tenant's Break 2022
First and Second Floor Flat	Individual(s)	125 years from 24th June 2011	£125	FRI
TOTAL			£16,125	

£16,125 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
BPE Solicitors – Tel: 01242 224 433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.co.uk

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