



SITUATION

Located in this historic city, only a short walk from the city centre, the property is situated in a prime location, close to the city centre and the cathedral.

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The property is a Grade II Listed building comprising a ground floor Shop with internal access to Storage on the first, second and third floors.

VAT is applicable to this Lot

FREEHOLD

£52,500 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

LOCATION

Ground Floor Shop	20'5"
Frontage	18'0"
Internal Width	6'10"
Narrowing to rear	54'8"
Shop & Built Depth	Area Approx. 695 sq ft
Sales	
Basement	Area Approx. 275 sq ft
Store	
First Floor	Area Approx. 445 sq ft
2 Rooms	
WC	
Second Floor	Area Approx. 395 sq ft
2 Rooms	
WC	
Third Floor	Area Approx. 295 sq ft
2 Rooms	
Total	Area Approx. 2,105 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to London Souvenirs & Gifts Ltd (having 4 branches) for a term of 10 years from 21st October 2011 at a current rent of £52,500 per annum exclusive.

Note: If the lessee wishes to assign they must first offer to surrender the lease to the Freeholders (see clauses 21 and 22 of the lease).



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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