



SITUATION

Located close to the junction with Whiteman Street, opposite a large **Iceland Supermarket** within this established retail thoroughfare, amongst a variety of local and multiple traders including **Lloyds Bank, Co-Op, William Hill, a Post Office, The Salvation Army, Betfred** and being approximately 1 mile north-west of the Town centre. Swindon is a busy commercial centre, located within the prosperous M4 corridor enjoying easy access to the motorway at Junctions 15 and 16, midway between Bristol and Reading.

PROPERTY

A mid terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** on the first floor.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage 14'8"
Internal Width 13'3"
Built Depth 83'1"
WC

First Floor Flat

1 Room, Kitchen, Bathroom/WC (not inspected by Barnett Ross)

£10,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Pizza 2 Night Limited as a Pizza Takeaway** for a term of 15 years from 29th July 2013 at a current rent of **£10,000 per annum** exclusive.

Rent Reviews 2018 and 2023



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