

6 WEEK COMPLETION



SITUATION

Located on this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre. Torquay is a popular coastal resort situated on the south coast of Devon approximately 22 miles south of Exeter and 32 miles east of Plymouth.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first and second floor levels. In addition, the property benefits from use of a rear service road allowing vehicular access for unloading and off-street parking for 1 car.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 65 (Ground Floor Shop)	Gross Frontage 26'7" Internal Width 19'4" widening to 21'5" Shop Depth 23'8" Built Depth 37'7" WC	A. Chaku (Indian Take-away)	12 years from 22nd September 2010	£6,000	IRI (subject to a schedule of condition) Rent Reviews Sept. 2013 (Outstanding – Landlord quoted £7,000) and 3 Yearly. Tenant's Breaks 2016 and 2019. £1,500 Rent Deposit held.
No. 65a (First & Second Floor Flat)	Not inspected	Riviera Housing Trust Ltd	999 years from 17th August 2005	Peppercorn	FRI
TOTAL				£6,000	

£6,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

Nicholas & Co - Tel: 020 7323 4450
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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