



SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 420 sq ft¹

¹ Not Inspected by Barnett Ross.
Measurements sourced from VOA.

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **C. Ciaravola (CCS Hair/Beauty)** for a term of 6 years from 20th June 2014 at a current rent of **£8,750 per annum** exclusive.

Tenant's Break June 2016

Note: The Tenant took assignment of the lease in June 2015 and has just completed a comprehensive re-fit.

£8,750 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS
WGS Solicitors - Tel: 020 7723 1656
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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