



**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. 338 sq ft<sup>1</sup>

<sup>1</sup> 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 **Catrina Brinkley t/a The Bury Chocolate Shop** for a term from 10th October 2002 to 30th September 2017 at a current rent of **£7,250 per annum** exclusive.

**£7,250 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