

LOTS
3 & 4

97/97a & 99/99a Foxhole Road,
Paignton,
Devon TQ3 3SU

To be offered as
2 Separate Lots
6 WEEK COMPLETION



SITUATION

Located close to the junction with Fernicombe Road within this established local parade, adjacent to a **Premier Express** and near to a **Co-Op Food Store**, serving the surrounding residential area. Paignton is located 2 miles south-west of Torquay and 6 miles south of Newton Abbot, benefitting from excellent road communications via the A380 connecting Paignton to the M5 (Junction 31).

PROPERTIES

A mid terraced building comprising **2 intercommunicating Ground Floor Shops** with separate rear access to **2 Self-Contained Flats** above. In addition, the properties benefit from use of a rear service road and front lay-by parking.

VAT is NOT payable in respect of these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 3 *Reserve below £75,000	No. 97/97a (Shop & Flat)	No. 97 – Ground Floor Shop Gross Frontage 16'10" Internal Width 16'3" narrows at rear to 10'5" Shop Depth 19'1" Built Depth 28'8" Kitchen plus WC	Day Lewis Chemists Limited (see Tenant Profile)	15 years from 1st April 2006	£6,000	FRI by way of service charge. Rent Reviews 2015 (Outstanding) and 2018
		No. 97a – 1st & 2nd Floor Flat Not Inspected	Riviera Housing Trust Limited Sanctuary Group	999 years from 17th August 2006	Peppercorn	FRI by way of service charge.
TOTAL					£6,000	
Lot 4 *Reserve below: £75,000	No. 99/99a	No. 99a – Ground Floor Shop Gross Frontage 16'10" Internal Width 16'3" narrows at rear to 10'2" Shop & Built Depth 28'8" WC	Day Lewis Chemists Limited (see Tenant Profile)	15 years from 1st April 2006	£6,000	FRI by way of service charge. Rent Reviews 2015 (Outstanding) and 2018
		No. 99a – 1st & 2nd Floor Flat Not Inspected	Riviera Housing Trust Limited Sanctuary Group	999 years from 17th August 2005	Peppercorn	FRI by way of service charge.
TOTAL					£6,000	

TENANT PROFILE

Day Lewis is one of the largest independent pharmacy chains in the UK and Europe owning and managing over 250 pharmacies in the UK. For Y/E 31/03/15, Day Lewis Chemists Ltd reported a T/O of £43.2m, Pre-Tax Profit £3.3m and Shareholders' Funds £20.9m. Holding company is Day Lewis Plc.

The Surveyors dealing with these properties are
JOHN BARNETT and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS

W T Jones – Tel: 020 7405 4631
Ref: P. Hambleton – Email: pch71@aol.com

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 per Lot (including VAT) upon exchange of contracts