



**SITUATION**

Located on the main pedestrianised thoroughfare of the town centre, amongst a variety of local traders and cafes as well as being within close proximity to such multiples as **Ipswich Building Society, Lloyds Bank, Spar** and a **Post Office**.

Halesworth is a popular Suffolk market town located approx. 8 miles west of Southwold, 20 miles south-east of Norwich and 25 miles north-east of Ipswich, benefitting from good road links via the A12 and the A143.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 65 (Ground Floor Shop)	Gross Frontage 27'6" Internal Width 25'9" Narrowing at rear to 14'1" Shop Depth 29'4" Built Depth 43'5" WC	<b>Reeves &amp; Wright (Anglia) Ltd t/a Wotsits (Homewares)</b>	5 years from 1st June 2014 <b>(renewal of a previous lease)</b>	£16,500 (inclusive of business rates – see Note)	IRI plus schedule of condition <b>Rent Review 2017</b> <b>Note: Business Rates for last year totalled £4,239.</b>
No. 65b (Ground Floor Shop)	Gross Frontage 16'3" Internal Width 15'2" Shop Depth 31'3" WC	<b>J Barnes (with personal guarantor) (Café/Sandwich Bar)</b>	10 years from 1st June 2012	£10,000	FRI <b>Rent Review 2017</b> Outside L & T Act
No. 65a (First Floor Flat)	4 Rooms, Kitchen, Bathroom/WC GIA Approx. 1,115 sq ft	<b>Individual</b>	Regulated Tenancy	£3,396 (Fixed in 2012)	<b>Rent due for re-registration - Proposed Rent £4,356p.a.</b> <b>Potential to convert to 2 flats subject to planning &amp; possession.</b>
<b>TOTAL</b>				<b>£29,896</b> <b>(nett £25,657)</b>	

**Nett income**

**£25,657 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

**PROPERTY**

An attractive period building comprising **2 Ground Floor Shops** with separate rear access to a **Large Self-Contained Flat** at first floor level.

**VAT is applicable to this Lot**

**Note: There is a small room at first floor level behind the bathroom which has no access and is not demised to the flat tenant.**

**VENDOR'S SOLICITORS**

WGS Solicitors - Tel: 020 7723 1656  
Ref: J. Shapiro - Email: js@wgs.co.uk

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