



## SITUATION

Located close to the junction with Restrop Road and High Street in this established parade which includes a **Lloyds Pharmacy** and opposite a **One-Stop**, serving the surrounding residential area. Purton lies approx. 4 miles north-west of Swindon with easy access to the M4 (Junction 16).

## PROPERTY

A single storey mid-terraced building comprising a **Ground Floor Shop** which benefits from use of a communal rear service area.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	18'8"
Internal Width	17'9"
Shop Depth	30'6"
Built Depth	45'5"
WC	

**VAT is NOT applicable to this Lot**

**FREEHOLD**



## TENANCY

The property is let on a full repairing and insuring lease to **A. Hiscock** as a **Butcher** for a term of 15 years from 1st August 2017 (**renewal of a previous 15 year lease**) at a current rent of **£8,000 per annum** exclusive.

**Rent Reviews 2022 and 2027**

**Tenant's Break 2027**

**£8,000** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Joshua Platt**

## Vendor's Solicitors

Harrison Drury  
Tel: 01524 548 967 Ref: Hannah Craig  
Email: hannah.craig@harrison-drury.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page