



## SITUATION

Located within this fully occupied local shopping parade and serving the surrounding residential area.

Tadley lies approx. 10 miles south-west of Reading and 6 miles north of Basingstoke, with easy access via the M3 (Junction 6) and M4 (Junction 12) motorways.

## PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate communal access to a **Self-Contained Flat** at first floor level which includes uPVC windows.

The property benefits from free front parking for shoppers and from use of a rear service road allowing vehicular access for loading and unloading.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	21'6"
Internal Width	20'0"
Shop & Built Depth	46'8"
Sales Area	Approx. 850 sq ft

Kitchenette, WC

### First Floor Flat<sup>1</sup>

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

<sup>1</sup>Not inspected by Barnett Ross.



VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Trustees of Helping Hands Tadley (Registered Charity No.1126381)** as a **Charity Shop** for a term of 20 years from 15th March 2004 at a current rent of **£24,000 per annum** exclusive.

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The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Freemans  
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