



SITUATION

Occupying a prominent position close to the junction with Kenn Road in the heart of the town centre, opposite Queen's Square, adjacent to **WHSmith** and nearby other multiples such as **Greggs, Ladbroke's, Coffee#1, Boots, Holland & Barrett, B&M** and a variety of independent retailers.

Clevedon is a popular Victorian seaside town which benefits from easy access to the M5 (Junction 20), some 11 miles west of Bristol City Centre.

PROPERTY

An attractive end of terrace building comprising a **Ground Floor Shop (with side Lean-to Store Area)** with internal and separate front access to **Ancillary Accommodation (formerly a flat – see Note 1)** on the first floor.

In addition, there is hatch access to an attic floor and a Rear Yard.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'8"
Internal Width	16'3"
widening at rear to	18'1"
Shop & Built Depth	31'0"
Plus Lean-to Store Area	Approx 55 sq ft

First Floor Ancillary

2 Rooms	Approx. 350 sq ft
Kitchen	Approx. 80 sq ft
WC	

Attic

Not inspected

TENANCY

The entire property is let on a full repairing and insuring lease to **Cancer Research UK (having approx. 600 branches)** for a term of 10 years from 10th April 2012 **(in occupation for approx. 35 years – see Note 2)** at a current rent of **£14,750 per annum** exclusive.

Note 1: There may be potential to convert the upper part back into Residential Use and to create further Residential Accommodation in the attic, all subject to obtaining possession and the necessary consents.

Note 2: The Tenant is holding over and no Notices have been served by either the Landlord or the Tenant.

£14,750 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

EMW Law LLP

Tel: 0345 070 6000 Ref: Nick Ripper

Email: nick.ripper@emwllp.com

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

