



SITUATION

Occupying a prominent trading position only 25 yards from the town centre shopping facilities of Fore Street which houses multiple retailers such as a **Post Office, Boots, Superdrug, Morrisons Daily, Specsavers, The Co-Op** and **Betfred** as well as a variety of independent traders.

Saltash is situated on the River Tamar, facing the Tamar Bridge, some 4 miles north-west of Plymouth with good road access via the M5 and A38.

Adjacent to the property is a busy cut through which provides pedestrian access to the Mainline Station and to several pay-and-display car parks which serve the town centre.

PROPERTY

Forming part of a terraced parade comprising **2 Ground Floor Shops** with separate rear access from Alexandra Square to **5 Self-Contained Flats** at first and second floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: There is a 2 storey section at the front which is not included in the Freeholder's Title.

View along Fore Street



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 6 (Ground Floor Shop)	Gross Frontage 30'10" Internal Width 26'5" Shop Depth 27'8" WC	J Avery & L Watson (Hair & Beauty Salon)	6 years from 1st November 2018	£8,000	IRI plus Shop Front
No.10 (Ground Floor Shop)	Gross Frontage 27'8" Internal Width (max) 20'3" Shop Depth 27'9" WC Separate Rear Room 13'5 × 15'8" plus WC			VACANT	Previously Let at £8,500 p.a.
Flat 1 (First Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 1st January 1983	£50 (Rising to £75 p.a. in 2049)	FRI by way of service charge (15% contribution). Valuable Reversion in approx. 57¼ years.
Flat 2 (First Floor)	Bedroom/Living Room, Kitchen, Bathroom/WC	Individual	99 years from 1st January 1983	£50 (Rising to £75 p.a. in 2049)	FRI by way of service charge (15% contribution). Valuable Reversion in approx. 57¼ years.
Flat 3 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	189 years from 1st January 1983	Peppercorn	FRI by way of service charge (15% contribution).
Flat 4 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	99 years from 1st January 1983	£50 (Rising to £75 p.a. in 2049)	FRI by way of service charge (15% contribution). Valuable Reversion in approx. 57¼ years.
Flat 5 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC	2 Individuals	120 years from 31st October 2018	£50	FRI by way of service charge (15% contribution).
				Total: £8,200 plus Vacant Shop & 3 Valuable Reversions	



£8,200 p.a. Plus Vacant Shop & 3 Valuable Reversions

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Peachey & Co LLP

Tel: 020 7316 5200 Ref: Jonathan Dobkin

Email: jed@peachey.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**