

Lot 9

2 Shops & Offices, Bath Street, Cheddar,
Somerset BS27 3AA

***Guide: £140,000+**
Gross Yield 15%
By order of Pension Fund Trustees
6 week completion



SITUATION

Located close to the junction with Lower North Street amongst nearby occupiers as **Tesco Express, Post Office, Weston Hospicecare** and a range of independent retailers.

Cheddar is located on the southern edge of the Mendip Hills, approx. 9 miles north-west of Wells and 20 miles south-west of Bristol with access to the M5 motorway via the A371 and A38.

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops**, one of which has internal access to **Offices** on the entire first floor. In addition, the property includes a **Garden/Patio area**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: We are offering another building in Bath Street in this auction – see Lot 8.



£21,000 per annum

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

Joint Auctioneers

Kings of Cheddar
Tel: 01934 744 855 Ref: John Denbee
Email: info@kingsofcheddar.co.uk

Vendor's Solicitors

Howard Kennedy LLP
Tel: 020 3755 6000 Ref: Martin Philips
Email: martin.philips@howardkennedy.com

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width	10'8"	E. J. Sampson (Barbers)	3 years from 24th June 2023 (excl. s24-28 of L & T Act 1954)	£7,000	FRI (Law Society lease)
	Shop Depth	15'1"				
	Store Room	8'5" x 10' 8"				
	WC					
Ground Floor Shop, First Floor Offices & Garden/Patio	Ground Floor Shop		TLA 360 Ltd (with personal guarantor) (Accountants)	5 years from 15th May 2023	£14,000	IRI
	Area	Approx. 565 sq ft				
	WC					
	First Floor Offices					
	Area	Approx. 460 sq ft				
	WC					
	Plus Garden Patio					
1Not inspected by Barnett Ross. Areas taken from VOA.					Total: £21,000	