

<b>Lot</b>	<b>Property</b>	<b>Accommodation</b>	<b>Lessee &amp; Trade</b>	<b>Term</b>	<b>Ann. Excl. Rental</b>	<b>Remarks</b>
<b>Lot 1</b> <b>Guide Price</b> <b>£120,000</b>	No. 12	<b>Ground Floor Shop</b> Gross Frontage 18'10" Internal Width 17'10" Shop Depth 43' <b>Lower Ground</b> Area Approx. 740 sq.ft. WC <b>Garage</b>	J Anderson and One to One Fitness Ltd (Fitness clinic)	24 years from 12th December 1997	<b>£11,500</b>	FRI <b>Rent Reviews</b> <b>2006 (to</b> <b>minimum of</b> <b>£14,000 p.a.)</b> and 5 yearly
<b>Lot 2</b> <b>Guide Price</b> <b>£120,000</b>	No. 16	<b>Ground Floor Shop</b> Gross Frontage 19'0" Internal Width 17'9" Shop Depth 47' WC <b>Lower Ground</b> Showroom/Store 770 sq.ft. WC	Ms M Field (Amaz Antiques)	25 years from 5th September 1991	<b>£11,500</b>	FRI <b>Rent Reviews</b> <b>2006 and 2011</b> Gas central heating (tenant's improvement)