

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop & Basement	Ground Floor Shop Internal Width 56'3" Shop & Built Depth 50'2" 2 WCs Area Approx. 2,500 sq.ft. Basement Not inspected – believed to be Approx. 300 sq.ft.	Direct Wines Ltd (t/a Laithwaites) (turnover for year ending 28th June 2002 £190.2m, pre-tax profits of £8.7m and a net worth of £19.7m)	18 years from 9th September 2003	£52,500 (Rent free until 9th June 2004)	Effectively FRI Rent Reviews 2008 and 5 yearly Note: The lessees operate a huge mail order division
First Floor Flat	1 Room, Kitchen, Shower Room/WC	V A C A N T			
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	V A C A N T			
Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC and separate WC	V A C A N T			
TOTAL				£52,500 Plus 3 Vacant Flats (see Note below)	

Note 2: Planning permission was granted on 15th January 2004 for the erection of a two storey addition above part of the ground floor to provide 4 x two bedroom flats.

Note 3: Completion sale date 9th June 2004