

| Property                   | Accommodation   | Lessee & Trade                | Term                                 | Ann. Excl. Rental | Remarks   |
|----------------------------|---|-------------------------------|--------------------------------------|-------------------|---|
| Shop                       | Gross Frontage 19'6"<br>Internal Width 17'8"<br>Shop Depth 42'<br>Built Depth 46'<br>WC & Shower<br>Basement Office 18' x 23'9" | Patamoa Ltd<br>(Travel Agent) | 12 years from<br>1st October<br>2002 | <b>£18,000</b>    | FRI (Subject to a<br>schedule of<br>condition)<br><b>Rent Reviews<br/>2006 and 2010</b> |
| Ground Rear*               | 1 Room  | <b>V A C A N T</b>            |                                      |                   |   |
| First Floor*               | 2 Rooms, Kitchen, Bathroom, Shower, WC  | <b>V A C A N T</b>            |                                      |                   |   |
| Second Floor Studio Flat*  | 1 Room, Kitchen, Bathroom   | <b>V A C A N T</b>            |                                      |                   |   |
| Second & Third Floor Flat* | 2 Rooms, Kitchen, Shower, WC  | <b>V A C A N T</b>            |                                      |                   |   |

\* Not inspected by Barnett Ross. Description supplied by Vendor.

**TOTAL**

**£18,000**

**Note: Although the Flats are currently let on ASTs the freehold is offered by the Vendors with Full Vacant Possession on Completion**