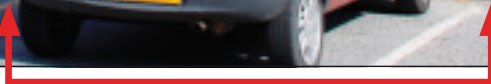


6 WEEK COMPLETION



SITUATION

Located close to the junction with Trent Road within this established neighbourhood shopping parade, adjacent to a **Premier Convenience Store** and approximately 3 miles north of the town centre.

Swindon is a busy commercial centre enjoying easy access to the M4 at Junctions 15 and 16 midway between Reading and Bristol.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a rear communal balcony leading to a **Self-Contained Flat** on the First Floor. In addition, the property benefits from use of a front shoppers' car park and a rear service road.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 80 (Ground Floor Shop)	Gross Frontage 21'2" Internal Width 20'1" Shop & Built Depth 57'10" Sales Area Approx 1,150 sq ft 3 WC's	Ganton House Investments Ltd (t/a Ladbrokes) (T/O for Y/E 31/12/09 £21 m, Pre-Tax Profit £3.6 m and Net Worth £12.5 m)	25 years from 1st January 1991	£6,500	FRI Rent Review 2011 (Outstanding – Landlord quoted £12,000 p.a.)
No. 96 (First Floor Flat)	Not Inspected	Individual	99 years from 1987	£30	FRI Rent Doubles every 33 years Valuable reversion in 75 years.
TOTAL				£6,530	

£6,530 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
WSG - Tel: 020 7723 1656
Ref: J Shapiro - Email: js@wgs.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts