

**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with Ingram Street and within the town centre amongst such multiple retailers as **W H Smith, Boots, Lloyds TSB, Clarks, HSBC, Barclays, Lloyds Pharmacy** and a **Post Office**.

Malmesbury is an attractive market town which lies approximately 16 miles west of Swindon, 10 miles north of Chippenham and with easy access to the M4 (Junction 17) approximately 5 miles away.

**VAT is NOT payable in respect of this Lot**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Lower Ground Floor	<b>Ground Floor Shop</b> Gross Frontage 32'3" Internal Width 29'10" Shop Depth 30'11" Built Depth 42'9" WC <b>Lower Ground Floor Storage</b> Area Approx 275 sq ft 2 WC's	<b>Lockstones Estate Agents Ltd (t/a Bridges Lockstone)</b>	15 years from 26th May 2011	<b>£14,000 (See Note 2)</b>	FRI by way of service charge <b>Rent Reviews 2016 &amp; 4 yearly</b> <b>Note 2: The current rent is £11,000 p.a. rising to £14,000 p.a. from 28/8/12 and the Vendor will make up this rent shortfall on completion.</b> <b>Note 3: £5,000 Rent Deposit held.</b>
1st & 2nd/3rd Floor (2 Flats)	1st Floor Flat – Not inspected. 2nd/3rd Floor Flat – Not inspected	Various	Each 150 years from 1st January 2010	<b>£200 (£100 per flat)</b>	Each FRI by way of service charge <b>Rent doubles every 25 years.</b>
1 Rear Car Space					

**PROPERTY**

An attractive end of terrace building comprising a **Ground Floor Shop (used as an estate agents) with Lower Ground Floor Storage** and separate side access to **2 Self-Contained Flats** planned on the three upper floors. In addition, the shop has rear access to Adyes Court where there is **One Parking Space**.

**FREEHOLD**

**Note 1: In accordance with section 5b of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.**

**VACANT**

**£14,200 per annum (See Note 2) plus 1 Vacant Parking Space**

<b>TOTAL</b>	<b>£14,200 Plus 1 Vacant Parking Space</b>
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The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
Horsey Lightly - Tel: 01635 580 858  
Ref: J. Trehearne - Email: jtrehearne@horseylightly.com

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