

6 WEEK COMPLETION



SITUATION

Located in the main shopping centre of Grove at the junction of School Lane and Main Street, amongst such multiples as **Tesco, Lloyds TSB, McColls, Co-op Funeral Care** and **Bretts Pharmacy** and close to **Williams Formula One Racing HQ**.

Grove is an attractive village with a large residential catchment area being a suburb of Wantage approximately 12 miles from Oxford and 16 miles from Newbury and benefitting from good road links via the A338 to the M4 (Junction 14).

PROPERTY

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with **Rear Store** and separate rear access to a **Self-Contained Flat** on the first floor with UPVC windows. In addition, the property includes a **Lock-up Garage** and there is a large private front shoppers' car park.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Rear Storage	Ground Floor Shop Gross Frontage 21'6" Internal Width 20'1" Shop Depth 30'6" Built Depth 41'0" WC Ground Floor Rear Storage Area Approx 240 sq ft	A.f.Pi.C. (Charity shop having 4 branches)	5 years from 24th June 2012 (Renewal of a previous lease – In occupation for over 10 years)	£9,000	FRI
First Floor Flat & Garage	3 Rooms, Kitchen, Bathroom/WC with Gas CH GIA Approx 606 sq ft Plus Garage	VACANT			

TOTAL

**£9,000 Plus
Vacant Flat and
Garage**

£9,000 per annum plus Vacant Flat and Garage

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**



JOINT AUCTIONEERS
Reiff & Co., Lower Ground Floor, 36 Manchester Street,
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VENDOR'S SOLICITORS
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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