

6 WEEK COMPLETION



SITUATION

Located in the town centre, opposite a **Morrisons Supermarket** and in the same development as **Age UK**. Westbury is an ancient medieval town most famous for the Westbury White Horse which is etched into the landscape of Westbury Hill. Westbury is located approximately 20 miles south east of Bristol and 10 miles south-east of Bath benefiting from good road links via the A350.

PROPERTY

Forming part of a mixed use residential/commercial building known as Angel Mill comprising a **Self-Contained Office** on raised ground floor. The office includes a mixture of open plan and partitioned areas and benefits from central heating, carpets and suspended ceiling. In addition, there are 3 parking spaces.

ACCOMMODATION

Ground Floor Office

Area Approx 3,910 sq ft
Plus Kitchen & 2 WCs

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 29th September 1990 (thus having approx. 103 years unexpired) at a fixed ground rent of £0.50 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **RCP Land Limited** as Property Managers to the Leisure Industry (**guaranteed by CE Pub Services Limited**) for a term of 10 years from 19th May 2011 (**See Note 1**) at a current rent of **£25,000 per annum** exclusive.

Rent Review and Tenant's Break 2016

Note 1: The occupational lease is held outside s. 24-28 of the Landlord & Tenant Act 1954.

Note 2: There maybe potential to convert the property to residential use, subject to obtaining possession and the necessary consents.

£25,000 per annum

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

VENDOR'S SOLICITORS

Segens Bloint Petre - Tel: 020 7332 2222
Ref: M. Segen Esq - Email: michael@sbplaw.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