

6 WEEK COMPLETION



SITUATION

Located in this established neighbourhood parade adjacent to a **McColl's**, close to Chandag Junior School and serving a pleasant surrounding residential area. Kenysham lies 6 miles south east of Bristol and 6 miles north west of Bath benefiting from good road links via the A4.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a side communal staircase and balcony to a **Self-Contained Flat** at first floor level. In addition, the property benefits from a rear service road for unloading together with lay-by parking at the front.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'6"
Internal Width	17'6"
Shop Depth	40'8"
Built Depth	51'5"
2 WC's	

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Linda Duncan as a Café** for a term of 15 years from 21st December 2007 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2012 & 2017

Note 1: There is a £3,750 rent deposit held.

Note 2: The flat is occupied by the tenant.

£15,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Goodman Derrick - Tel: 020 7404 0606
Ref: A. Barker Esq - Email: abarker@gdlaw.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