



6 WEEK COMPLETION



SITUATION

Occupying a prominent corner position at the junction with High Street and Moor Street in the heart of the town centre amongst multiple traders such as **Wilkinson, Peacocks, Post Office, British Red Cross, Specsavers** and many others. Chepstow, which is known for its Racecourse, lies on the River Severn 12 miles north of Bristol and benefiting from excellent road links via the M48, M4 and A48.

PROPERTY

A Grade II Listed building comprising **2 Ground Floor Shops** with separate front access to **Self-Contained Offices** on the first and second floors (previously arranged as 2 flats).

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop – No.21(Dry Cleaners)

Internal Width 23'5" max
Shop Depth 13'5"
Built Depth 26'11"
WC

First Floor 2 Offices & Kitchen

Area Approx 465 sq ft
Bathroom/WC & Sep WC

Second Floor 2 Offices & Kitchen

Area Approx 670 sq ft

Ground Floor Shop – No.21A (Estate Agent)

Internal Width 14'6"
Shop Depth 16'2"
Built Depth 26'8"
External WC

TENANCY

The entire property is let on a full repairing and insuring lease to **Johnson Cleaners (UK) Ltd (having over 450 branches) (T/O for Y/E 31st Dec 2011 £65m, Pre-Tax Profit £1.4m and Net Worth £7.95m)** for a term of 25 years from 29th September 1988 at a current rent of **£20,800 per annum** exclusive.

Note: We are informed the tenant sub-lets No. 21A to an Estate Agent at £6,000 p.a.

£20,800 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