



6 WEEK COMPLETION

SITUATION

Located in the centre of this Market Town, close to the junction with Stony Street and amongst such multiple retailers as **The Coventry, NatWest, Lloyds TSB, Iceland, Costa Coffee** and **Superdrug**.

Frome is the fourth largest town in Somerset within easy reach of the A361 approximately 10 miles south of Bath.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 24 (Ground Floor Shop)	Internal Width 16'4" narrowing at rear to 8'5" Shop Depth 32'0" Office Area Approx 125 sq ft Store Area Approx 39 sq ft Kitchen & WC	Ian Rogers t/a Rogers & Co (Estate Agents)	10 years from 13th October 2008	£7,000	IRI Rent Review October 2013
No. 25 (Ground Floor Shop & Second Floor Ancillary)	Ground Floor Shop Internal Width 28'9" Shop Depth 42'5" Built Depth 53'10" 2 WCs Second Floor Ancillary Area Approx 760 sq ft	J G Leisure Ltd (with personal guarantor) t/a Creedbet (Bookmakers having 7 branches)	10 years from 10th April 2007	£18,000	FRI
No. 24A (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 28th November 2012	£4,800	AST £400 rent deposit held
No. 24B (First & Second Floor Flat)	2 Rooms, Lounge leading to Kitchen, Bathroom/WC	Individual	6 months from 9th November 2012	£5,520	AST £650 rent deposit held
TOTAL				£35,320	

PROPERTY

Two adjoining Period terraced properties comprising **2 Shops and 2 Flats** as follows:

- No. 24: Ground Floor Shop**
- No. 25: Ground Floor Shop with internal access to second floor Ancillary Accommodation.**

Plus separate front access to:

- No. 24A: A Self-Contained Flat on the first floor above shop No. 25.**
- No. 24B: A Self-Contained Flat on the first and second floors above shop No. 24.**

£35,320 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Grant Argent & Co - Tel: 020 8452 7651
Ref: G. Argent, Esq - Email: grant.argent@grantargent.net

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 £350 (including VAT) upon exchange of contracts