



6 WEEK COMPLETION

SITUATION

Situated on this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre.

Torquay is a popular coastal resort situated on the south coast of Devon approximately 22 miles south of Exeter and 32 miles east of Plymouth.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with internal and separate front access to a **Self-Contained Flat** at first and second floor levels, benefitting from a side Garden and rear yard with parking for 2 cars. In addition, there is a rear service road allowing vehicular access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	27'4"
Internal Width	19'4"
Shop Depth	15'7"
Built Depth	40'8"
WC	

External Store Area Approx 25 sq ft

First and Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC

TENANCY

The entire property is let on a full repairing and insuring lease to **S A Waltham as a Butcher** for a term of 15 years from 1st January 2004 at a current rent of **£10,280 per annum** exclusive.

Rent Review 2014

Note: The lessee has been in occupation for 9 years.

£10,280 per annum

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

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 £350 (including VAT) upon exchange of contracts