



6 WEEK COMPLETION

SITUATION

Occupying a prominent town centre trading position opposite a **McColls** and **Superdrug** and amongst a host of multiple traders including **Nationwide**, **Subway**, **Lloyds Pharmacy**, **William Hill** and more. Ilfracombe is a popular seaside resort on the North Devon Coast 10 miles north of Barnstaple benefiting from good road access via the A361 which links with the M5 (Junction 27).

PROPERTY

An attractive parade comprising **7 Ground Floor Shops** with separate rear access to **7 Self-Contained Flats** at first and second floor levels. No. 128 also includes internal access to the flat. In addition, the property benefits from a car park at the rear.

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of **125 years from 31st December 1993** at a ground rent of **£225 p.a.**



View opposite the Property

**£52,107.50 per annum
Plus Vacant Shop**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**



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TENANCIES & ACCOMMODATION

Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 122 (Ground Floor Shop)	Sales/Ancillary Area Approx. 420 sq ft	B K Patel (Off-Licence)	10 years from 25th March 2007	£7,000	FRI Rent Review 2013 (Landlord quoted £8,500 p.a.) Tenant did not operate March 2013 Break
No. 123 (Ground Floor Shop)	Sales/Ancillary Area Approx. 445 sq ft	Trustees of Dogs Trusts (having 9 Charity Shops)	5 years from 28th March 2008	£8,500	FRI Section 26 Notice served requesting a new 5 year lease from March 2014 at £8,500 p.a.
No. 124 (Ground Floor Shop)	Sales/Ancillary Area Approx. 475 sq ft	T & S Holloway (Bakers) (On assignment from Three Cooks Ltd with AGA)	10 years from 27th July 2004	£9,000	FRI £8,000 deposit held
No. 125 (Ground Floor Shop)	Sales/Ancillary Area Approx. 460 sq ft	VACANT			
No. 126 (Ground Floor Shop)	Sales/Ancillary Area Approx. 460 sq ft	N Stavrinou (Not in Occupation)	10 years from 8th June 2006	£7,000	FRI The tenant is in arrears for 2 years which will not be charged to the purchaser
No. 127 (Ground Floor Shop)	Sales/Ancillary Area Approx. 445 sq ft	D Kosky (Movie Mix)	10 years from 10th July 2006	£8,000	FRI
No. 128/128A (Ground Floor Shop/ Part First Floor Ancillary & Part First & Second Floor Flat)	Ground Floor Shop Sales/Ancillary Area Approx. 445 sq ft Part First Floor Ancillary Area Approx. 55 sq ft Part First & Second Floor Flat 4 Rooms, Kitchen/Dining Room, Bathroom/WC	J & A Bailey (Toy Shop)	10 years from 31st May 2003	£12,000	FRI Tenants have confirmed in writing that they will not be renewing
No. 122A-127A (6 Flats)	Not Inspected	Various	Expiring 20th December 2118	£600	FRI
Sub-Station			73 years from 21st June 1961	£7.50	
TOTAL				£52,107.50 Plus Vacant Shop	

* Not inspected by Barnett Ross. Measurements, areas & accommodation provided by Vendor.



JOINT AUCTIONEERS
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VENDOR'S SOLICITOR
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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 £600 (including VAT) upon exchange of contracts