

SITUATION

Located close to the junction with Church Street, opposite **Lloyds TSB** and amongst such multiple retailers as **Sue Ryder, Boots, Poundstretcher** and **Nationwide**.

Melksham is an attractive town which lies some 13 miles west of Bath and 23 miles east of Bristol with easy access via the A350 which links with the M4.

PROPERTY

An end of terraced property comprising a **Ground Floor Takeaway** with separate front access to a **Self-Contained Flat** above. In addition, the property includes a **Rear Yard** and **Garden**.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage 23'5"
Internal Width 18'8" (max)
Shop Depth 32'5"
Built Depth 55'6"

Ancillary Area Approx 215 sq ft

WC

First and Second Floor Flat 5 Rooms, Bathroom, sep. WC (GIA Approx 1,030 sq ft)

£10,500 per annum

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

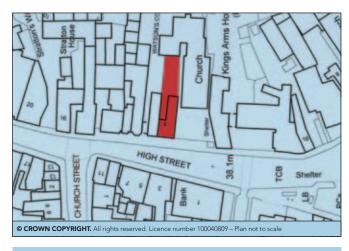
VAT is **NOT** payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **S. Sen as a chicken/burger/pizza/kebab Takeaway** (operating one other takeaway outlet) for a term of 10 years from 18th November 2009 at a current rent of £10,500 per annum exclusive.

Rent Review 2014



VENDOR'S SOLICITORSGoodman Derrick LLP - Tel: 020 7408 0606
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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