

6 WEEK COMPLETION



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)

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



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£10,500 per annum

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

VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7408 0606
Ref: Ms Lara Johnson - Email: ljohnson@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 £350 (including VAT) upon exchange of contracts