



SITUATION

Located close to the junction with High Street and Bridge Street, amongst such multiples as **Costa, M & Co, Lloyds TSB, Fat Face, Sue Ryder, HSBC, Natwest** and others being one of the main retail thoroughfares which hosts local community events and weekly markets. Abingdon is a historic market town being 5 1/2 miles south of Oxford and 4 1/2 miles north west of Didcot. A variety of markets regularly take place in front of the property with a regular market every Monday, A farmers market every third Friday of the month and one-off markets including French markets, Cycle Festivals, Craft Markets, Musical Festivals and more – please visit www.abingdon.gov.uk for further details.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop and Basement (see Note 1)** with separate access from Stert Street to **2 Self-Contained Flats** at first and second floor levels.

VAT is payable in respect of this Lot

FREEHOLD

Note 1: We are informed that the Vendor spent approximately £60,000 refurbishing the shop in 2008, prior to the tenant's fit-out.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 31'4" Internal Width 26'6" Shop and Built Depth 27'5" WC Basement Area Approx. 390 sq ft WC	Coffox Ltd (with personal guarantor) (Coffee Shop having branches in Oxford City Centre and Maidenhead – refer to www.javaandco.co.uk)	15 years from 25th September 2008	£28,350 (See Note 2)	FRI (excluding any damp proofing in basement) Rent Reviews 2013 and 2018. Tenant's Break 2018 Note 2: The current rent is £27,000 p.a. rising to a minimum of £28,350 p.a. on 25th September 2013. Therefore, the Vendor will make up the rent shortfall on completion.
2 Flats (First and Second Floor)	Not Inspected	Individual	999 years from 25th December 2007	£500	FRI Rent rises to £1,000 p.a. in 2030 and doubles every 50 years to £4,000 p.a. in 2130 until expiry.
TOTAL				£28,850	

£28,850 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**



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 £600 (including VAT) upon exchange of contracts