



**SITUATION**

Occupying a busy trading position within this local parade close to the junction with Fernicombe Road serving the surrounding residential area. Paignton is located 2 miles south-west of Torquay and 6 miles south of Newton Abbot, benefitting from excellent road communications via the A380 connecting Paignton to the M5 (Junction 31).

**PROPERTY**

A mid terraced property comprising a **Ground Floor Shop** with separate rear access via a communal walkway to a **Self-Contained Flat** at first and second floor levels. In addition the property benefits from front forecourt parking, an external store, a **Garage** and use of a rear service road for unloading.

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

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'11"
Internal Width	19'8"
Shop Depth	18'5"
Built Depth	33'11"
WC	
External Store Area	Approx 25 sq ft

**Garage**

**First and Second Floor Flat**

4 Rooms, Kitchen, Bathroom, separate WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **F L Sweet and P T Sweet as a Launderette** for a term of 15 years from 24th June 2010 at a current rent of **£10,000 per annum** exclusive (**See Note**).

**Rent Reviews & Tenant's Breaks 2015 and 2020**

**Note: The rent is a personal concession from £11,200 p.a.**

**£10,000 per annum (See Note)**

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

**VENDOR'S SOLICITORS**  
W T Jones – Tel: 020 7405 4631  
Ref: P Hambleton Esq – Email: pch71@aol.com

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