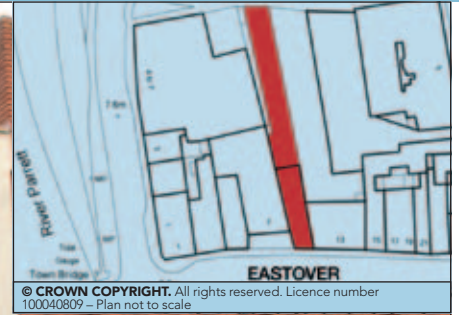


View from the Property towards Fore Street



6 WEEK COMPLETION



**SITUATION**

Occupying a prominent trading position within this established retail thoroughfare only a short distance from the prime pedestrianized retailing in Fore Street, close to a large **Asda Superstore** and amongst such multiples as **Aldi, Betfred, BHF, Domino's** and a host of local businesses. It has also just been announced that the **Post Office** are relocating to No 27 Eastover shortly. Bridgwater lies some 36 miles south of Bristol and 11 miles north of Taunton and enjoys fast access to the M5 (Junctions 23 & 24).

**PROPERTY**

A terraced property comprising a deep **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level plus **Further Accommodation** at second floor level which currently has a loft hatch access only. There is rear vehicular access from Watsons Lane to a **Large Yard** with parking for around 8 cars. **Site Depth approx. 200 feet.**

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

**£16,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**ACCOMMODATION**

<b>Ground Floor Shop</b>	
Gross Frontage	16'10"
Return Frontage	9'5"
Internal Width	16'1"
Shop Depth	64'8"
Sales Area	Approx 1,025 sq ft
<b>First Floor Storage</b>	
Area	Approx 335 sq ft
WC	
<b>Second Floor Void</b> – loft hatch access	

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Veltopia Ltd with a personal guarantor trading as Cash Convertors (having 2 branches)** for a term of 10 years from 30th June 2008 at a current rent of **£16,500 per annum** exclusive.

**Rent Review June 2013 (not yet actioned).**



**JOINT AUCTIONEERS**  
Cluff Commercial, 11a Cornhill, Bridgwater, Somerset TA6 3BU Tel: 01278 439439 Ref: C. Cluff Esq  
**VENDOR'S SOLICITORS**  
Bishop & Sewell – Tel: 020 7079 2425  
Ref: C. Bhatt Esq – Email: cbhatt@bishopandsewell.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