

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Restrop Road in this established parade which includes a **Lloyds Pharmacy** and opposite a **One-Stop** serving the surrounding residential area.

Purton lies approximately 4 miles north-west of Swindon with easy access to the M4 (Junction 16).

**PROPERTY**

A single storey end of terrace building comprising a **Ground Floor Take-Away** which benefits from use of a communal rear service area.

**ACCOMMODATION**

**Ground Floor Take-Away**

Gross Frontage	18'10"
Internal Width	17'10"
Shop Depth	30'9"
Built Depth	45'5"
WC	

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

**£8,580 per annum**

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Mr Wai Shing Chan as a Fish & Chip and Chinese Take-Away** for a term of 15 years from 24th June 2013 (**See Note**) at a current rent of **£8,580 per annum** exclusive.

**Rent Reviews 5 yearly**

**Note: The lessee has been running the business for the past 5 years.**



**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 £350 (including VAT) upon exchange of contracts