



6 WEEK COMPLETION

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).

VAT is NOT payable in respect of this Lot

PROPERTY

A mid terraced building 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 an **External Store, a Garage** and use of a rear service road for unloading and front lay-by parking

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 105 (Ground Floor Shop)	Internal Width 16'10" Shop Depth 18'10" Built Depth 30'9" WC External Storage Area Approx 75 sq ft Garage Area Approx 185 sq ft	T. Kuriakose and B. Kuriakose Punnoose (t/a Bargain Booze)	15 years from 30th August 2013	£4,500	FRI Rent Reviews 2018 and 2023 Tenant's Breaks September 2015, September 2018 & September 2023 There is a £375 Rent Deposit held
No. 105a (First & Second Floor Flat plus Garage)	Not inspected	Individual	199 years from 25th December 2009	£50	FRI
TOTAL				£4,550	

£4,550 per annum

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

VENDOR'S SOLICITORS
W T Jones - Tel: 020 7405 4631
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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 £500 (including VAT) upon exchange of contracts