



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 17th July 2013 at a current rent of **£8,580 per annum** exclusive.

Rent Reviews 2018 and 2023.

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 £500 (including VAT) upon exchange of contracts