

6 WEEK COMPLETION

View from the Property towards Fore Street



SITUATION

Occupying a prominent trading position within this established retail thoroughfare only a short distance from the prime pedestrianised retailing in Fore Street, close to a large **Asda Superstore** and amongst such multiples as **Aldi, Betfred, BHF, Oxfam** and a host of local businesses. In addition the **Post Office** has recently re-located to No. 27 Eastover. 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 building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage Accommodation** on the two upper floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'10"
Internal Width	15'3"
Shop Depth	56'1"
Sales Area	Approx 885 sq ft

First Floor

Ancillary Store Area	Approx 860 sq ft
2 WC's	

Second Floor

Ancillary Store Area	Approx 290 sq ft
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Total Area

Approx 2,035 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Shop and Upper Part

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



JOINT AUCTIONEERS
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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