



**SITUATION**

In a prominent trading position close to the junction with Market Street and The Shires Shopping Centre, near to branches of **William Hill, Dominos, Lloyds Pharmacy, Santander** and **McColls**.

Trowbridge is the County Town of Wiltshire which lies 12 miles south-east of Bath and enjoys good road links to the M4 (Junctions 17 and 18) via the A363 and A361.

**PROPERTY**

An attractive building comprising a **Ground Floor Café/Restaurant (A3 Use)** with separate front access to **2 Self-Contained Flats** on the first and second floors. The Cafe also benefits from a rear courtyard seating area.

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



**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Café/Restaurant (35 Covers)	Gross Frontage 24'5" Internal Width 19'4" Restaurant Depth 44'2" Built Depth 62'11" Area Approx. 775 sq.ft. WC Rear Courtyard Patio Area 12'8" x 35' (25 Covers)	<b>Mr. G. Pace t/a La Bella Vita (Café/Restaurant)</b>	9 years from 26th September 2008	£13,000	FRI <b>Rent Review September 2014 (Upward only)</b> <b>Rent deposit £3,250 held</b>
First and Second Floor Flats	2 Flats - Not Inspected	<b>Individual</b>	999 years from 9th January 2009	£200	FRI
<b>TOTAL</b>				<b>£13,200</b>	

**£13,200 per annum**

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

**VENDOR'S SOLICITORS**  
BLB Solicitors - Tel: 01225 755656  
Ref: D Palmer Esq - Email: david.palmer@blbsolicitors.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 £500 (including VAT) upon exchange of contracts