



SITUATION

Occupying a prominent trading position in the town's main retail thoroughfare, opposite **M & Co**, and amongst such multiple retailers as **WH Smith, Yorkshire Building Society, Co-Op Food, Country Casuals, Caffé Nero, Oxfam** and many others.

Woodbridge benefits from excellent road access via the A12 and A14 being some 8 miles north east of Ipswich.

PROPERTY

An attractive corner building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-------|
| Gross Frontage | 16'7" |
| Internal Width | 13'9" |
| Shop Depth | 35'3" |
| Built Depth | 63'6" |

WC

First Floor Flat (Not Inspected)

3 Rooms, Kitchen, Shower Room/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **The British Red Cross Society (See Tenant Profile)** for a term of 10 years from 23rd June 2010 at a current rent of **£21,500 per annum** exclusive.

Note : The Tenant did not operate their 2015 Break Clause.

TENANT PROFILE

The British Red Cross are part of the International Red Cross and Red Crescent Movement, the world's largest independent humanitarian network with 189 Societies around the world and 97 million members and volunteers worldwide. (Source: www.redcross.org.uk)

£21,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

View along The Thoroughfare



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VENDOR'S SOLICITORS

Rexton Law - Tel: 020 8819 5899
Ref: D. Zysblat Esq - Email: daniel@rextonlaw.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