

6 WEEK COMPLETION

View Along Market Street



**SITUATION**

Occupying a prominent trading position at the junction with Market Street and Kilwardby Street, adjacent to a **Thomson** and close to multiples such as **Superdrug, Greggs, Costa, WH Smith, New Look, Age UK, Coral, Santander** and many more.

Ashby-de-la-Zouch is an attractive market town situated some 20 miles north-east of Birmingham and 22 miles to the north of Coventry, with easy access to the M1 (Junctions 22 & 23A).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. In addition, the property benefits from a rear service area for unloading.

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

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'6"
Internal Width	18'5" narrowing to 8'8" at the rear
Shop Depth	30'5"
Built Depth	39'7"
WC	

**First Floor Ancillary**

Area Approx.	272 sq ft
WC	

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Ms E J Trevelyan as a Jewellery/Gift Shop (visit: [www.soukdelazouch.co.uk](http://www.soukdelazouch.co.uk))** for a term of 10 years from 16th November 2012 at a current rent of **£8,730 per annum** exclusive.

**Rent Review and Tenant's Break 2017**

**£8,730 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

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

**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