



**SITUATION**

Conveniently located in the town centre, close to the junction with High Street and amongst a variety of multiple retailers such as **Superdrug** and **Lloyds Bank** with many more situated on the High Street.

Bideford lies on the river Torridge and is a popular tourist destination located 9 miles south-east of Barnstaple and approx. 40 miles north-east of Exeter, benefitting from good road links via the A39 and the Quay (A386).

**PROPERTY**

A terraced building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                               | Accommodation   | Lessee & Trade  | Term                         | Ann. Excl. Rental | Remarks   |
|--|---|---|------------------------------|-------------------|---|
| No. 17<br>(Ground Floor Shop)          | Gross Frontage 18'3"<br>Internal Width 15'4"<br>Built Depth 31'0"<br>WC | <b>Ateres Yehudah Trust (Charity No. 1081053 – Y/E 31/3/14 Reported an income of £272,000 and a Net Worth of £2.435m)</b> | 3 years from 25th March 2015 | £5,000            | FRI<br><b>Tenant's Break March 2017</b><br><b>The tenant is due to start fitting out in April 2015.</b> |
| No. 17A<br>(First & Second Floor Flat) | Not Inspected   | <b>Individual</b>   | 999 years from 29th May 1987 | £100              | FRI   |
| <b>TOTAL</b>                           |   |   |                              | <b>£5,100</b>     |   |

**£5,100 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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

**VENDOR'S SOLICITORS**  
Hamilton Downing Quinn - Tel: 020 7831 8939  
Ref: M. Brahams Esq - Email: malcolmb@hamd.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