



**SITUATION**

Located on the corner of High Street and West St Helen Street in this prominent retail position amongst such multiples as **Spar, Nationwide, HSBC, Halifax, William Hill, Stan James** and many more, being within close proximity to Market Place and the Bury Street Shopping Centre. Abingdon is an historic market town being 5 ½ miles south of Oxford and 4 ½ miles north-west of Didcot benefitting from good road links via the A34 which provides access to the M40 (Junction 9) and the M4 (Junction 13).

**PROPERTY**

A corner building comprising **2 Ground Floor Shops** together with separate front access in High Street to a **First Floor Restaurant with internal access to Residential Accommodation on the second floor.**

**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
1a West St Helen Street (Shop)	Internal Width 13'4" Built Depth 17'2"	<b>Trang Huyen Nguyen (Nail Bar)</b>	10 years from 29th June 2010	£7,750	FRI <b>Rent Review June 2015</b>
20 High Street (Corner Shop and Basement)	<b>Ground Floor Shop</b> Internal Width 27'7" Built Depth 49'9" <b>Basement</b> Not inspected - Believed to be circa 550 sq ft	<b>D W Trading Ltd (Frozen Yoghurt Bar)</b>	3 years from 13th October 2014	£12,000	FRI
20 High Street (1st Floor Restaurant & 2nd Floor Residential)	<b>First Floor Restaurant</b> Area Approx 710 sq ft <b>Second Floor Residential Accommodation</b> Not inspected	<b>Mr and Mrs Dowle (Thai Restaurant)</b>	5 years from 7th February 2013	£19,500	FRI (£500 cap contribution to building maintenance). <b>£4,875 Deposit held.</b>
<b>TOTAL</b>				<b>£39,250</b>	

**£39,250 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

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

20 High Street &  
1a West St Helen Street,  
Abingdon, Oxfordshire OX14 5AX

LOT 13

View opposite the Property



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**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