



SITUATION

Occupying an excellent trading position close to a **Jaeger, Steamer Trading Cookshop, Greenwoods** and **Greggs** and a variety of specialist retailers being a few hundred yards from the main retail shopping thoroughfare of Cornhill and Cornhill Shopping Centre.

Bury St Edmunds lies on the A14, approximately 25 miles north-west of Ipswich with good road access to the M11.

PROPERTY

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

VAT is NOT payable in respect of this Lot

FREEHOLD

£10,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

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

ACCOMMODATION

Ground Floor Shop

Area Approx 355 sq ft ¹

First Floor Offices

Area Approx 360 sq ft ¹

¹ Not Inspected by Barnett Ross. Measurements sourced from VOA.

Note: There may be potential to convert the first floor to a Self-Contained Flat, subject to obtaining the necessary consents.

TENANCY

The entire property is let on a full repairing and insuring lease to **Ewin Residential t/a Mark Ewin Estate Agents** for a term of 5 years from 14th November 2013 at a current rent of **£10,000 per annum** exclusive.

Rent Review November 2016

VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
Ref: J. Shapiro Esq - Email: js@wgs.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