



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

Forming part of a mid-terraced building comprising a **Ground Floor Shop**. In addition, the property benefits from a rear service area for unloading.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Area Approx. 544 sq ft¹

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

£9,750 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

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Age UK Suffolk (T/O for Y/E 31/3/14 £4.4m, Pre Tax Profit £190,000, Net Worth £1.25m) (a partner of Age UK having over 450 branches)** for a term of 6 years from 1st November 2010 (**in occupation since 1992**) at a current rent of **£9,750 per annum** exclusive.



VENDOR'S SOLICITORS

WGS Solicitors - Tel: 020 7723 1656
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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