



**SITUATION**

Located in the heart of Bagshot, opposite the junction with Cedar Close in this mixed residential and retail area, amongst a variety of local traders and multiple retailers such as **The Co-operative Food Store, a Post Office** and **Lloyds Pharmacy**.

Bagshot is an affluent and desirable Surrey Village approx. 8 miles north-west of Woking, 6 miles south of Bracknell and 33 miles south-west of central London with good road links via the M3 (Junction 3) which connects to the M25 (Junction 12).

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

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate side access via a front gate to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a rear service road.

**Note: There may be potential to extend the property at rear first floor to create additional residential accommodation, subject to obtaining the necessary consents.**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 25'2" Internal Width 24'8" Built Depth 75'2" Area Approx. 1,186 sq ft	<b>Jaz &amp; Kiran Wines Limited (with personal Guarantor) (Convenience Store &amp; Off-Licence)</b>	20 years from 6th June 2014	£20,000 <b>(rising to £22,000 in June 2016)</b>	FRI <b>Rent Review June 2019 and 5 yearly</b>
First Floor Flat	3 Bedrooms, Large Kitchen/Lounge, Bathroom/WC <b>(GIA Approx. 701 sq ft)</b>	<b>Individual</b>	1 year from 10th December 2014	£12,000	AST <b>£1,000 Rent Deposit held.</b>

<b>TOTAL</b>	<b>£32,000 rising to £34,000 in 2016</b>
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**£32,000 p.a. rising to £34,000 p.a. in 2016**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

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



**JOINT AUCTIONEERS**  
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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