



SITUATION

Located on the main pedestrianised thoroughfare of the town centre, amongst a variety of local traders and cafés as well as being within close proximity to such multiples as **Ipswich Building Society, Spar, Lloyds Bank** and a **Post Office**.

Halesworth is a popular Suffolk market town located approx. 8 miles west of Southwold, 14 miles south-west of Lowestoft, 20 miles south-east of Norwich and 25 miles north-east of Ipswich, benefitting from good road links via the A12 and the A143.

PROPERTY

A mid terraced building comprising **2 Ground Floor Shops** with separate rear access to **Ancillary Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Ground Floor Shop)	Internal Width 19'5" (max) narrowing at rear to 10'8" Shop & Built Depth 35'5" WC	Sportlink Running and Fitness Ltd (Sport clothes & equipment retailer having 2 branches)	5 years from 10th August 2016	£14,000 (see Note 1) rising to £16,000 in August 2018)	FRI Note 1: The current rent is £13,000 p.a. rising to £14,000 p.a. from 10/8/17 and the Vendor will make up the rent shortfall on completion.
No. 16A (Ground Floor Shop)	Not inspected		999 years from April 2017	Peppercorn	FRI
First & Second Floor Ancillary Accommodation	Not inspected	Individual(s)	999 years from July 2016	Peppercorn	FRI Note 2: The first & second floors have Planning for conversion to 2 flats.
TOTAL				£14,000	

£14,000 p.a. (see Note 1) rising to £16,000 p.a. in 2018

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

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

VENDOR'S SOLICITORS
Axiom Stone - Tel: 020 8422 1181
Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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