



SITUATION

Located at the junction with the High Street in the heart of the town centre amongst such multiples as **Lloyds Pharmacy, a Post Office, Co-op Food, Spar Convenience Store, British Red Cross** and opposite the entrance to the **Pannier Market**.

Great Torrington is located in the south-western part of England, approx. 9 miles south of Barnstaple and approx. 30 miles north-west of Exeter.

PROPERTY

A prominent corner building comprising **4 Ground Floor Shops** with separate side access to **6 Self-Contained Flats** 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. 14 High Street (Ground Floor Shop)	Gross Frontage 15'3" Internal Width 12'4" (max) Shop Depth 24'7" WC	S Edney t/a Torrington Jewellers	15 years from 1st June 2002	£3,940	Effectively FRI. Holding Over
No. 16 High Street (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 16'10" Shop Depth 39'11" WC	Totally Toytastic Ltd (Toy & Party Shop – currently fitting out)	3 years from 5th January 2018	£6,000	FRI – Law Society Lease Tenant's Break 4th July 2019 on 3 months' notice. 3 month Rent Deposit held.
No. 5 South Street (Ground Floor Shop)	Gross Frontage 15'9" Internal Width 13'8" Shop Depth 23'5" WC	S Hinchcliffe & D. Lynsky t/a Wildwood & Willow (Arts & Crafts)	3 years from 12th April 2016	£2,925	FRI – Law Society Lease.
No. 7 South Street (Ground Floor Shop)	Gross Frontage 15'1" Internal Width 14'3" Shop Depth 13'11"	A. Lesley (Not in occupation)	3 years from 23rd August 2016	£2,950 (See Note)	FRI – Law Society Lease Note: No rent is being paid and no arrears will be charged in respect of this tenancy.
First & Second Floor Flats	6 Flats - Not Inspected	Various	Each 125 years from 23rd May 2008	£300 (£50 per Flat)	Each FRI.

TOTAL £15,815 (See Note)

£15,815 p.a. (see Note)

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

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 £750 (including VAT) upon exchange of contracts