



SITUATION

Located close to the junction with Swindon Road, within this local parade, adjacent to a branch of **Allen & Harris**, within 300 yards of **Aldi** and **Home Bargains** and serving the surrounding residential area. Stratton St Margaret is a popular suburb lying approximately 3 miles north-east of Swindon town centre within the prosperous M4 corridor, enjoying easy access to the M4 (Junction 15) via the A419, midway between Reading and Bristol.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
No. 96b (Ground Floor Shop)	Gross Frontage Internal Width Shop & Built Depth Kitchenette	21'10" 17'6" 20'2"	Spicer Haart Property Services Ltd (t/a Haart Estate Agents) with Spicerhaart Estate Agents Ltd as Surety (Having over 100 branches & being part of the Spicerhaart Group)	5 years from 18th July 2018 (in occupation for over 15 years)	£8,000	FRI Tenant's Break 2021 (on 6 months prior notice) Note: The tenant also trades from 1 Swindon Road which intercommunicates with the property via a rear yard.
No. 96a (First Floor Flat)	Not Inspected	Individual	99 years from 17th May 1988	£25	FRI Rent increases to £50 in 2021 and £100 in 2054. Valuable Reversion in approx. 68½ years	
				Total: £8,025		

£8,025 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Stone Rowe Brewer LLP
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page