



## SITUATION

Ideally located directly opposite the **Southgate Shopping Centre**, Bath's "number one retail and leisure destination", diagonally opposite Bath Spa Bus Station and close to Bath Spa Rail Station in the heart of this attractive and historic city centre. Nearby multiples include **Subway, New Look, Halifax, Greggs, McDonald's** and many more. Bath is an affluent and world-famous tourist Cathedral city located approximately 11 miles south-east of Bristol.

## PROPERTY

An attractive mid-terrace building comprising a **Ground Floor Restaurant** with internal access to **2 Dining Rooms** and **Office/Store Rooms** on the first floor and a **Self-Contained Flat** on the second floor.

## ACCOMMODATION

### Ground Floor Restaurant

Gross Frontage	20'0"
Internal Width	17'11" (max)
Restaurant Depth	37'9"

Rear Kitchen & 2 WCs

### First Floor

Front Dining Room 1	11'9" x 9'9"
Front Dining Room 2	11'9" x 9'9"
Rear Office & Store Rooms	Approx. 240 sq ft

### Second Floor

3 Rooms, Shower Cubicle (on Landing), Separate WC

VAT is NOT applicable to this Lot



## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Li Ru Li and Linze Zhao t/a East Meets West Noodle Bar** for a term of 15 years from 18th December 2020 (**in occupation since 2009**) at a current rent of **£34,000 per annum** exclusive.

**Rent Reviews 2025 and 2030. Tenant's Break 2030.**

**Note 1: There is a £12,000 Rent Deposit held.**

**Note 2: The Vendor has advised that since the start of the Covid-19 pandemic, the rent has been paid in full and on time.**

**£34,000** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

## Vendor's Solicitors

Greenwoods GRM LLP  
Tel: 020 7242 0631 Ref: Zahra Shah  
Email: zshah@greenwoodsgrm.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**