



SITUATION

Located on the western side of North Street within the town centre, near to the junction with Fore Street, and amongst such multiple retailers as **Greggs, Moss Bros, Timpson, Merkur Slots, Scope, Mind, HSBC, Ask Italian** and others.

Taunton is the county town of Somerset which lies some 12 miles south-west of Bridgwater and 49 miles south-west of Bristol and benefits from good road links via the M5 (Junction 25).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor and hatch access to the second floor.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	16'5"	
Built Depth	77'0"	
Area	Approx.	1,037 sq ft

First Floor Ancillary

Area	Approx.	216 sq ft
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Second Floor

Hatch access – Not inspected

Total Area **Approx. 1,253 sq ft plus Second Floor**

¹Not inspected by Barnett Ross. Areas taken from VOA.

TENANCY

The entire property is let on a full repairing and insuring lease to **J. O. Ali as a Convenience Store** for a term of 5 years from 23rd April 2021 at a current rent of **£20,000 per annum** exclusive.

Note 1: There is a £10,000 Rent Deposit held.

Note 2: There is a 6 Week Completion.

£20,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Banner Jones
Tel: 01246 560 560 Ref: Rachael Flintoft
Email: rachaelflintoft@bannerjones.co.uk

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

