



## SITUATION

Located close to the junction with Wells Road within this mixed retail parade, nearby occupiers including **The Co-operative/Post Office, Subway, Premier Express** and **McColls** and the town's Church Street Car Park providing free parking for up to 5 hours. Radstock lies approx. 9 miles south-west of Bath and 16 miles south-east of Bristol.

## PROPERTY

Forming part of a parade comprising **4 Ground Floor Shops** together with separate front and rear access to **3 Self-Contained Flats** on the first floor.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.**



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**£16,040** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Vendor's Solicitors

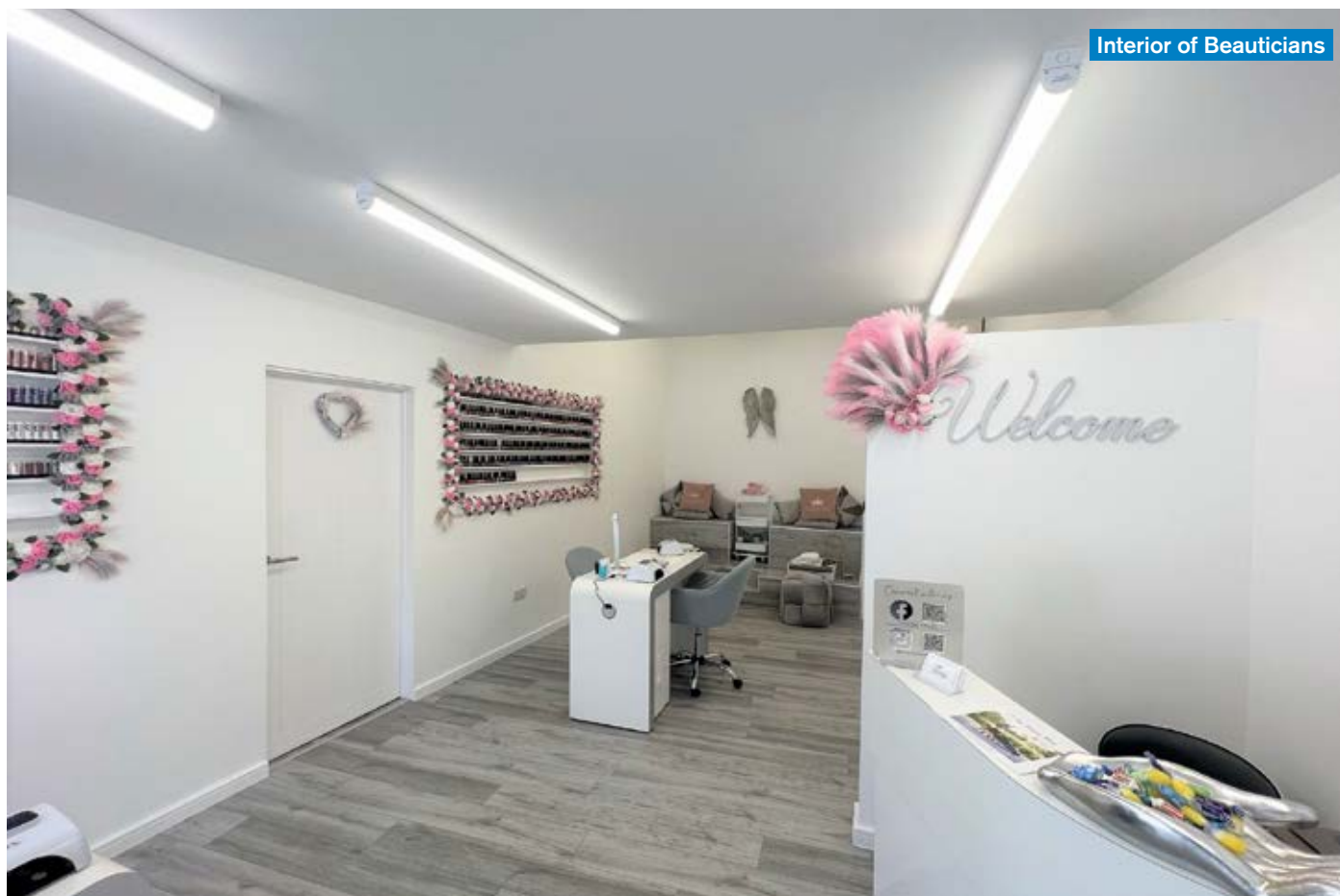
Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sara@keithharveyandcompany.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'**

Interior of Beauticians



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop 1	Not inspected	<b>M. Sajadian (Barbers)</b>	125 years from 15th April 2019	£100	FRI
Shops 2 & 3	Gross Frontage Internal Width Shop Depth Built Depth WC	<b>T. Gould-Heatley (with personal guarantor) (Beautician)</b>	5 years from 6th June 2022 (excl. s24-28 of L & T Act 1954)	£12,000	FRI <b>Rent Review June 2025 linked to RPI. Tenant's Break June 2025. There is a £1,000 Rent Deposit held.</b>
Shop 4	Gross Frontage Internal Width Shop Depth Built Depth WC	<b>M. Moxham (Locksmith)</b>	5 years from 1st August 2022	£3,640	Repairing & Insuring <b>Rent Review August 2025 linked to RPI. Tenant's Break July 2024. There is a £500 Rent Deposit held.</b>
Flats 1, 2 & 3	3 Flats – Not inspected	<b>Various</b>	Each 125 years from 1st January 2018	£300 <b>(£100 per flat)</b>	Each FRI
				<b>Total: £16,040</b>	