



SITUATION

Occupying a prominent trading position in this busy and historic market town in the heart of Somerset, with nearby multiples including **Boots, The Post Office, The Co-operative Supermarket**, and a host of established local traders.

The property serves this densely populated residential area which is enhanced throughout the year with a regular tourist trade and the summer music festival held at Worthy Farm.

Glastonbury is located on the main A361 some 6 miles south west of Wells, 25 miles south-west of Bath, 27 miles south of Bristol and 14 miles east of the M5 (Junction 23).

PROPERTY

A mid terraced ex-Woolworth building comprising a **Large Ground Floor Retail Unit** with internal and separate front access to **Ancillary Office/Staff** area on first floor level.

The property benefits from a gated rear yard accessed via Butt Close which also leads to a Public Car Park.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	40'2"
Internal Width	37'5" widening to 39'5"
Shop Depth	87'0"
Built Depth	109'0"
Sales Area	Approx. 3,300 sq ft
Store Area	Approx. 825 sq ft

External Store Area Approx. 575 sqft

First Floor Office/Staff

Area	Approx. 770 sq ft
2 WC's	

Total Area **Approx. 5,470 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Archstone Limited (t/a Earthfare) as an Eco-friendly Grocer & Health Food Supermarket** for a term of 20 years from 12th August 2009 (by way of a reversionary lease) at a current rent of **£30,000 per annum** exclusive.

Rent Review August 2024

Note 1: The lessee has expressed a wish to install solar panels and extend their lease until 2037, but no further terms have been agreed.

Note 2: There is a £14,000 Rent Deposit held.

Note 3: The lessee has been in occupation since 2009.

Vendor's Solicitors

Thackray Williams
Tel: 020 8290 0440 Ref: Penny Hall
Email: penny.hall@thackraywilliams.com

£30,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

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'**

View along High Street



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