

Lot 12

18 High Street,
and Flats 2 & 4 West St Helen Street,
Abingdon, Oxfordshire OX14 5AX

***Guide: £200,000**
Gross Yield 13.2%
In same ownership for over 35 years
6 week completion



SITUATION

Located at the corner of the High Street and West St Helen Street in this prominent retail position amongst such multiples as **Savers**, **Spar**, **Nationwide**, **HSBC**, **Connells**, **Chancellors** and many more, being within close proximity to Market Place and Bury Street Shopping Centre.

Abingdon is an historic market town being 8 miles south of Oxford and 8 miles north-west of Didcot benefitting from good road links via the A34 which provides access to the M40 (Junction 9) and the M4 (Junction 13).

PROPERTY

An end of terrace Grade II Listed building comprising a **Ground Floor Shop** and **Basement** and separate side access to **2 Self-Contained Flats** on first and second floor levels.

VAT is NOT applicable to this Lot

FREEHOLD





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	<p>Ground Floor Shop</p> <p>Gross Frontage 23' 11"</p> <p>Internal Width 21' 9"</p> <p>widening at rear to 28' 10"</p> <p>Shop Depth 47' 9"</p> <p>WC</p> <p>Area Approx. 1,306 sq ft¹</p> <p>Basement</p> <p>Area Approx. 985 sq ft¹</p> <p>Total Area Approx. 2,291 sq ft¹</p>	Helen & Douglas House (Charity Shop) (Having 25 branches)	5 years from 29th September 2019 (in occupation for over 18 years)	£26,000	FRI The tenant did not exercise their September 2022 Break Clause.
2 West St Helen Street (First Floor Flat)	Flat – Not Inspected	Individual	125 years from 24th June 2010	£200 (Rising to £400 p.a. in 2035 and doubling every 25 years thereafter)	FRI
4 West St Helen Street (Second Floor Flat)	Flat – Not Inspected	Individual	125 years from 24th June 2010	£200 (Rising to £400 p.a. in 2035 and doubling every 25 years thereafter)	FRI
				Total: £26,400	

¹Areas provided by Vendor

£26,400 per annum

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

Vendor's Solicitors

Singletons Austin Ryder
Tel: 020 8363 0101 Ref: Robert Selwyn
Email: robert.selwyn@singletonsuk.com

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'**