



SITUATION

Occupying a prominent position at the roundabout with Haynes Road (A350) in the town centre, approx. 150 yards from **Aldi**, approx. 200 yards from the town's **Shopping Centre** and amongst a variety of independent traders.

Westbury is located north of Warminster, south of Trowbridge and approximately 11 miles south-east of Bath and is served by Westbury Rail Station (GWR).

PROPERTY

A semi-detached building comprising a **Ground Floor Shop** with separate rear access to **3 Self-Contained Flats** on rear ground and first floor level. The property includes **5 Parking Spaces** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

Note: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.



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£7,650 per annum

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

Joint Auctioneers

Trovant Capital Limited
Tel: 020 7993 8789 Ref: Alistair Kent
Email: alistair@trovant.co.uk

Vendor's Solicitors

The Harkalm Group
Tel: 020 7435 2535 Ref: Jonathan Green
Email: jgreen@harkalm.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'**

View Towards The Rear Parking Area



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 35'9" Internal Width 30'9" Shop Depth 18'10" Built Depth 44'9" Area Approx. 715 sq.ft. WC Parking for 2 Cars	Sequence (UK) Limited (t/a Allen & Harris with over 40 branches) (See Tenant Profile)	5 years from 30th August 2019	£7,500	FRI by way of service charge. The Tenant did not exercise their 2022 Break Option and have been in occupation for at least 15 years.
First Floor Flat 1A	Bedroom, Living Room/Kitchen, Bathroom/WC Parking for 1 Car.	Individual	125 years from 1st September 1989	£25	FRI by way of service charge.
Rear Ground & First Floor Flat 2B	Bedroom, Living Room/Kitchen, Bathroom, Sep WC, Conservatory. Parking for 1 Car.	Individual	125 years from 1st September 1989	£25	FRI by way of service charge.
Rear Ground Floor Flat 3C	Bedroom/Living Room, Kitchen, Bathroom/WC. Parking for 1 Car.	Individual	125 years from 1st September 1989	£100 (Doubling every 10 years)	FRI by way of service charge.
				Total: £7,650	

TENANT PROFILE

Sequence (UK) Limited is a national network of estate agents with over 320 offices around the country – brand names include Bagshaws, Barnard Marcus, Brown & Merry and Fox & Sons.

Turnover for the year ending 31 Dec 2021 was £199.6 million, Pre-Tax Profit £37.19 million and Shareholders' Funds of £19.62 million.

