

Lot 6

2 Bath Street, Abingdon,
Oxfordshire OX14 3QH

*Guide: £375,000+

Gross Yield 11.5%
6 week completion



SITUATION

Located close to the junction with High Street, in the town centre nearby multiples such as **Papa Johns, Barclays, Ladbrokes, Ask Italian, Lloyds, NatWest** and a variety of independent retailers, cafés and pubs.

Abingdon is a 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

A mid-terrace building comprising a **Ground Floor Take-Away and Basement** with separate front access to **2 Self-Contained Flats** on first and second floors.

Note: Refer to the Auctioneers for the video tour of the flats.

VAT is NOT applicable to this Lot

FREEHOLD



£43,200 per annum

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

Vendor's Solicitors

Ingram Winter Green LLP

Tel: 020 7845 7400 Ref: Jahmaya Burke

Email: jahmayaburke@iwg.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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground & Basement	Ground Floor Take-Away Gross Frontage 24'2" Internal Width 23'0" (max) Shop Depth 20'7" Built Depth 38'11" Basement Area Approx. 318 sq ft WC	Huseyin Colak (t/a Friends Take-Away)	25 years from 6th August 2022 (Renewal of a previous lease – in occupation since 2009)	£24,000	Effectively FRI. Rent Reviews 2027 & 5 yearly.
First Floor Flat (No. 2b)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 485 sq ft	Individual	1 year from 17th October 2023 (renewal of a previous AST)	£9,900	AST £865.38 Rent Deposit held.
Second Floor Split Level Flat (No. 2a)	1 Bedroom, Living Room, Kitchen, Shower Room/WC GIA Approx. 377 sq ft	Individual	1 year from 6th January 2023	£9,300	AST £894.23 Rent Deposit held.
				Total: £43,200	