

# Lot 4

2 Bath Street, Abingdon,  
Oxfordshire OX14 3QH



## 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**



**£43,500** 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	<b>Ground Floor Take-Away</b> Gross Frontage 24'2" Internal Width 23'0" (max) Shop Depth 20'7" Built Depth 38'11" <b>Basement</b> Area Approx. 318 sq ft WC	<b>Huseyin Colak (t/a Friends Take-Away)</b>	25 years from 6th August 2022 <b>(Renewal of a previous lease – in occupation since 2009)</b>	£24,000	Effectively FRI. <b>Rent Reviews 2027 &amp; 5 yearly.</b>
First Floor Flat (No. 2b)	1 Bedroom, Living Room, Kitchen, Bathroom/WC GIA Approx. 485 sq ft	<b>Individual</b>	1 year from 17th October 2023 <b>(renewal of a previous AST)</b>	£9,600	AST <b>£865.38 Rent Deposit held.</b>
Second Floor Split Level Flat (No. 2a)	1 Bedroom, Living Room, Kitchen, Shower Room/WC GIA Approx. 377 sq ft	<b>Individual</b>	1 year from 4th November 2023	£9,900	AST <b>£951.92 Rent Deposit held.</b>
				<b>Total: £43,500</b>	