



Tenure
Freehold.

Location

Street is an attractive market town situated 2 miles south-west of Glastonbury and 11 miles east of Junction 23 of the M5 Motorway. The town was famous for being the home of Clarks Shoes, and the Clarks Village Factory Shopping Outlet is situated close by. The property is situated on the north side of High Street, opposite the entrance to the Crispin Shopping Centre and backing onto Clarks Village.

Occupiers close by include Boots, O2 and WH Smith (all opposite), Thomson (adjacent), Specsavers, Peacocks, Pizza Express, Subway and Greggs, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop which benefits from staff and ancillary accommodation to the upper floors. The second floor is unused and accessed via a trap door.

The property provides the following accommodation and dimensions:

Gross Frontage	5.95 m	(19' 6")
Net Frontage	5.15 m	(16' 10")
Shop Depth	18.95 m	(62' 2")
Built Depth	19.95 m	(65' 5")

First Floor 72.00 sq m (775 sq ft)
Second Floor – Not Inspected by Allsop

Tenancy

The entire property is at present let to NEW LOOK RETAILERS LIMITED for a term of 15 years from 1st September 2004 at a current rent of £35,700 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 578 stores throughout the UK.

Website Address: www.newlookgroup.com

For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of £1.398bn, a pre-tax profit of £178.5m, shareholders' funds of £375.73m and a net worth of £323.25m. (Source: Experian 08.06.2017.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

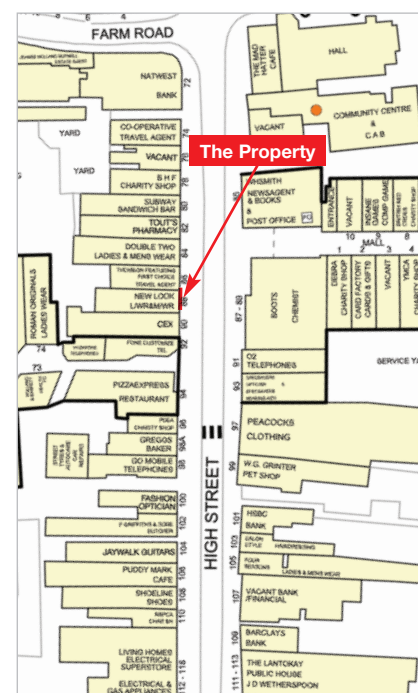
Street

88 High Street

Somerset

BA16 0EN

- Freehold Shop Investment
- Entirely let to New Look Retailers Limited
- Town centre location next to Clarks Village
- Lease expiry 2019
- Current Rent Reserved
£35,700 pa



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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