

## Taunton

### 4 Eastgate Somerset TA1 3NB

- **Freehold Restaurant Investment**
- Popular Italian restaurant
- Well located on the edge of the main town centre retail area
- VAT is not applicable
- Restaurant Rent Review December 2015
- Current Rent Reserved

**£17,250 pa**  
**Second Floor not occupied**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Taunton, the county town of Somerset, is an affluent centre with a resident population of some 55,000 lying between Bristol and Exeter. Road communications are good with the M5 (Junction 25) within 2 miles of the town centre, accessed via the A358.

The property is situated on the north side of Eastgate, in a prominent position at the junction with Silver Street. Eastgate is an extension of East Street, one of the main town centre shopping streets.

Occupiers close by include Esporta, Multiyork, Peacocks, Argos, Primark, Costa, Subway and a wide range of local shops, bars and restaurants.

#### Description

The property is arranged on ground and two upper floors to provide a restaurant on ground floor with ancillary storage on the first floor. The second floor was previously let to the tenant of the adjacent building and there is no access from the property. There is parking to the rear for up to 4 cars.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

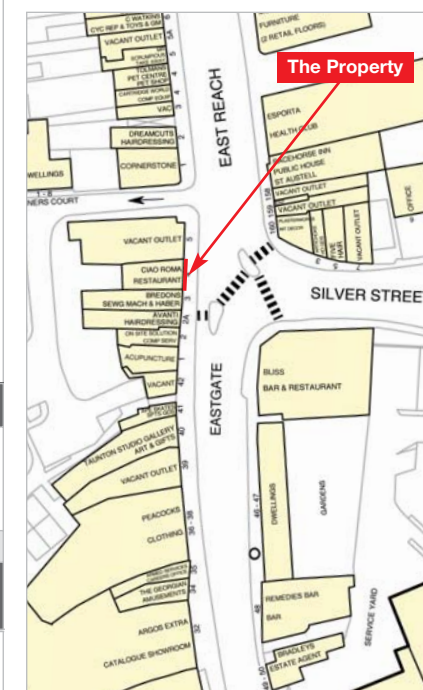
#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 68 Taunton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Restaurant Ground and First Floor	Bruno Palpini & Tamsin Elizabeth Williams (t/a Ciao Roma) (1)	Gross Frontage 7.4 m Net Frontage 6.0 m Shop Depth 13.0 m Built Depth 15.5 m First Floor 30.6 sq m	(24' 4") (19' 8") (42' 8") (50' 10") (329 sq ft)	25 years from 29.06.1995 Rent review every 5th year FR & I as to the demise	£17,250 p.a.  Rent Review June 2015
Second Floor	Not occupied				

(1) Website: [www.ciaoromarestaurant.co.uk](http://www.ciaoromarestaurant.co.uk)

**Total £17,250 p.a.**



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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