

Glastonbury
27 High Street
Somerset
BA6 9DR

- **Freehold Shop and Residential Ground Rent Investment**
 - Attractive Grade II listed property
 - Town centre location
 - Part let on a new 15 year lease
 - Current Rent Reserved
- £15,100 pa**

On the Instructions of a Major Fund

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Glastonbury is a busy and historic market town in the heart of Somerset. The resident population is greatly enhanced throughout the year with a regular tourist trade and the nearby summer music festival. The property is situated on the north side of High Street, between its junctions with The Archers Way and Market Place in an established trading location within the town. Occupiers close by include Boots the Chemist, Post Office and Co-op Food, amongst others.

Description

This Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop with residential accommodation above, which has been sold off on long leases.

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.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	Stephen Rogers Esq (t/a Sound Healer)	Gross Frontage	8.00 m	(26' 3")	15 years from 06.03.2018 (1) Rent review every 5th year Tenant option to break at the 10th anniversary FR & I	£15,000 p.a.	Rent Review 2023
27A	Individual(s)	Residential	Net Frontage	5.80 m	(19' 0")	£50 p.a.	Reversion 2112
27B	Individual(s)	Residential	Shop Depth	17.45 m	(57' 3")	£50 p.a.	Rent Review 2038
27D	A Woodhouse	Residential	Built Depth	17.80 m	(58' 5")	Peppercorn	Reversion 3013
(1) £1,250 surety held. (2) Rising to £75 per annum in 2038 and £100 per annum in 2063.							Total £15,100 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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