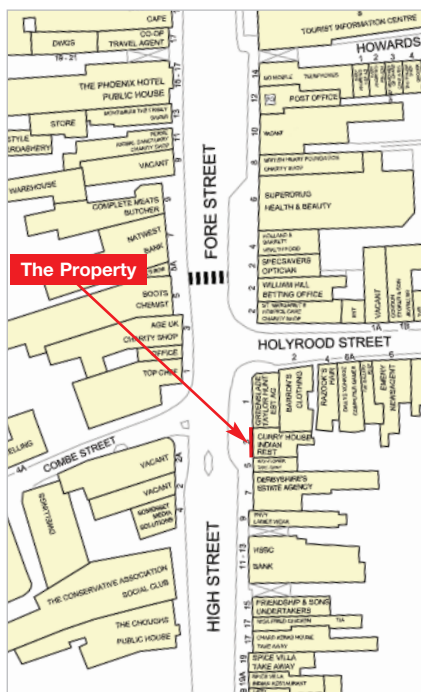


Chard 3 High Street Somerset TA20 1QF

- Freehold Restaurant Investment
- Let on a lease expiring 2026
- Rent Review 2017
- Current Rent Reserved
£13,020 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The attractive market town of Chard is located 12 miles south-east of Taunton on the A358 and 15 miles west of Yeovil on the A30. The M5 Motorway (Junction 25) lies some ten miles to the north-west via the A358.

The property, which is listed, is situated close to the junctions with Fore Street and Holyrood Street, in the town's main shopping area. Occupiers close by include HSBC, William Hill, Specsavers, Boots, NatWest, Superdrug and a number of local traders and restaurants.

Description

The property is arranged on ground and two upper floors to provide a restaurant, bar and kitchen to ground floor, while the upper floors provide integral residential accommodation of five rooms and bathroom.

The property provides the following accommodation and dimensions:

Gross Frontage	8.25 m	(27' 1")
Net Frontage	3.20 m	(10' 6")
Shop Depth	4.30 m	(14' 2")
Ground Floor		
Restaurant & Kitchen	63.8 sq m	(687 sq ft)
First and Second Floor Residential – Five Rooms, Bathroom		

Tenancy

The entire property is at present let to SIZU MIAH (t/a Chillies Restaurant) for a term of 12 years from 1st September 2014 at a current rent of £13,020 per annum. The lease provides for rent reviews every third year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

An EPC Rating is not required.

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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