

Trowbridge

2 Church Street Wiltshire BA14 8DR

On the Instructions of a Major Fund

- **Freehold Shop and Residential Ground Rent Investment**
- **Comprises a shop and two flats**
- **Situated in an established trading location within the town centre**
- **VAT not applicable**
- **Rent Review 2019**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Trowbridge is a prosperous Wiltshire town and administrative centre situated on the A361, about 9 miles south-east of Bath, 21 miles south-east of Bristol and 16 miles south of the M4 Motorway (Junction 17). The town serves a population of some 33,000 and enjoys

**Total Current Rents Reserved
£7,100 pa**

regular rail services (Bristol Temple Meads 32 minutes).
The property is situated on the east side of Church Street, an established trading location, in between its junctions with Silver Street and Church Walk.
Occupiers close by include The Post Office, Coral and Oxfam, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with two flats above sold off on long leases.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Name Ms R White, Eversheds Sutherland.
Tel: 02920 477635.
E-mail: rachel.white@eversheds-sutherland.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	KAC Petrie	Gross Frontage 4.60 m (15' 1") Net Frontage 3.45 m (11' 4") Ground Floor 34.20 sq m (368 sq ft)	5 years from 01.11.2016 Rent review on the 3rd year FR & I	£7,000 p.a.	Rent Review 2019
2a	Individual(s)	Residential	125 years from 28.09.2006	£50 p.a.	Reversion 2131
2b	Individual(s)	Residential	125 years from 29.09.2006	£50 p.a.	Reversion 2131

NB: Notices under The Housing Act 1996 have been served. No responses have been received to date.
NB: Not measured by Alltop. Floor areas sourced from www.voa.gov.uk

Total £7,100 p.a.

Camborne

1-6 Gurneys Mews Gurneys Lane Cornwall TR14 8JR

On the Instructions of a Major Fund

- **Freehold Shop and Residential Ground Rent Investment**
- **Comprises four ground floor shops with two flats above (sold off)**
- **Shop Rent Review 2019**
- **Well located close to Commercial Street**

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The market town of Camborne is located in South Cornwall, between Penzance some 14 miles south-west and Newquay approximately 20 miles to the north-east. The town centre is located just a mile from the A30, Cornwall's main arterial dual carriageway. The rail station

**Total Current Rents Reserved
£8,502 pa⁽¹⁾**

also provides regular services on the London-Penzance line.
The property is situated north of Gurneys Lane, close to its junction with Cross Street. It is 1 mile south of the A30.
Occupiers close by include Boots Chemist, Boots Opticians, Aldi supermarket, Lloyds Bank, Costcutter, Consol, Shoe Zone, Royal Mail and The John Francis Bassett public house.

Description

The property is arranged on ground and two upper floors to provide 4 ground floor shops and two flats sold off. The flats are accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Ms A Triggs, Eversheds Sutherland.
Tel: 0292 0477 635
e-mail: angharadtriggs@eversheds-sutherland.com



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 & 2	E Gerardin	Ground Floor 30.45 sq m (328 sq ft)	3 years from 01.02.2017 Rent review every 2nd year FR & I	£3,200 p.a.	Rent Review 2019
3 & 4	D Allen	Ground Floor 28.05 sq m (302 sq ft)	5 years from 31.03.2018 (1)	£3,000 p.a.	Reversion 2023
5	Vacant	Ground Floor 16.45 sq m (177 sq ft)	—	—	—
6	Individual(s)	Ground Floor 16.10 sq m (173 sq ft)	3 years from 11.11.2016 Rent review every 1.5 years FR & I	£2,300 p.a.	Reversion 2019
7a	Individual(s)	Flat	999 years from 25.03.1988	£1 p.a.	—
8a	Cher Varya (Housing) Ltd	Flat	999 years from 25.03.1988	£1 p.a.	—

(1) Subject to rent free period expiring 31st January 2019 which the Vendor will top up from completion by way of a reduction in the purchase price so the buyer will effectively receive the full rent from completion.
NB: Notices under the Housing Act 1996 have been served. No responses have been received to date.

Total £8,502 p.a.⁽¹⁾

185
LOT

186
LOT