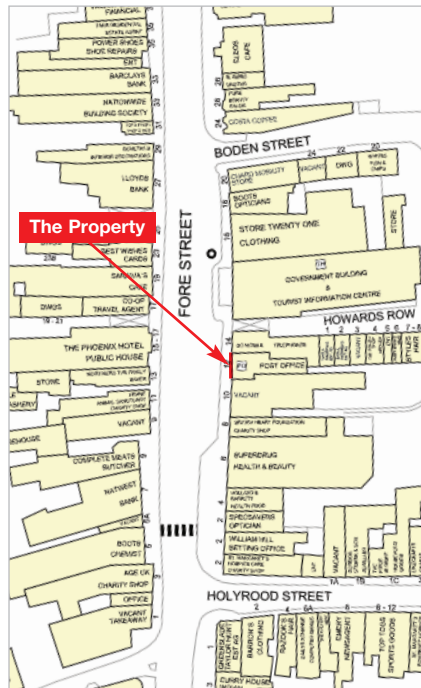


Chard
12 Fore Street
Somerset
TA20 1PH

- Freehold Listed Post Office and Ground Rent Investment
- Shop let on a lease expiring 2024 (no breaks)
- Diagonally opposite NatWest and Lloyds Banks
- Rent Review 2019
- Total Current Rents Reserved **£18,000 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 is situated on the southern side of Fore Street, the principal shopping street in the town.
Occupiers close by include Lloyds Bank, Costa Coffee, NatWest Bank, Boots the Chemist, Specsavers Optician, Holland and Barrett and Superdrug amongst others.

Description
The property, which is Grade II listed, is arranged on ground and one upper floor to provide a ground floor shop unit together with two self-contained flats on the upper floor which have been sold off.

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
Shop EPC Rating 104 Band E
Flat 1 EPC Rating 70 Band C
Flat 2 EPC Rating 55 Band D

No.	Present Lessee	Accommodation	Lease Terms			Current Rent £ p.a.	Next Review/ Reversion
Shop	Ms LM Weatherill (t/a Post Office)	Gross Frontage 7.00 m Net Frontage 6.00 m Shop & Built Depth 23.45 m	7.00 m (22' 11") 6.00 m (19' 8") 23.45 m (76' 11")	10 years from 20.02.2014 Rent review every fifth year Effective FR & I	£18,000 p.a.	Rent Review 2019 Reversion 2024	
Flat 1	Individuals	First Floor – Residential	999 years from 19.04.2013			Peppercorn	Reversion 3012
Flat 2	Individuals	First Floor – Residential	999 years from 19.04.2013			Peppercorn	Reversion 3012

Total £18,000 p.a.