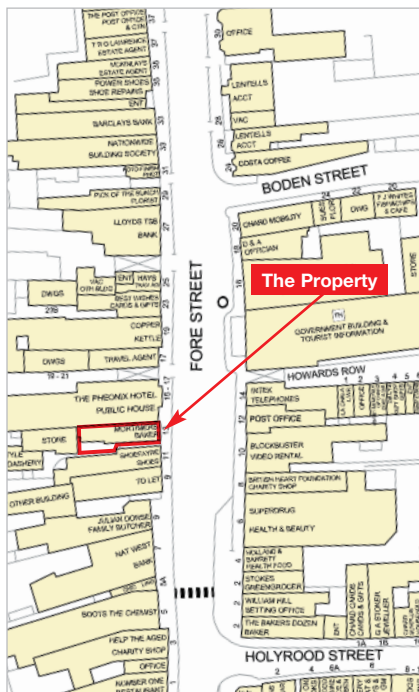


**Chard**  
**13/13a Fore Street**  
**Somerset**  
**TA20 1PH**

- **Freehold Listed Shop and Residential Investment**
- Bakers shop let on new lease from 2015
- Includes four bedroom maisonette above let on an Assured Shorthold Tenancy
- No VAT applicable
- Rent Review 2020
- Total Current Rents Reserved  
**£19,750 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 10 miles to the north-west via the A358.

The property is situated on the northern side of Fore Street, the principal shopping street in the town.

Occupiers close by include The Post Office (opposite), NatWest, Lloyds Bank, Nationwide, Superdrug, Holland & Barrett and Boots the Chemist amongst others.

**Description**

The property, which is listed, is arranged on ground and three upper floors to provide a ground floor shop unit together with a self-contained maisonette on the three upper floors (third floor trap door access only) which is separately accessed via the archway to the side of the shop.

**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 of your e-mail please ensure that you enter **Lot 156 Chard**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Mortimer's (Yeovil) Ltd (1)	Gross Frontage 4.80 m (15' 9") Net Frontage 3.85 m (12' 7") Shop Depth 10.75 m (35' 3") Built Depth 12.95 m (42' 6")	12 years from 29.09.2015 Rent review every 3rd year FR & I by way of service charge	£13,150 p.a.	Rent Review 2018
First, Second & Third	Individual	First, Second & Third Floor Flat – 5 Rooms, Kitchen, Bathroom	6 month Assured Shorthold Tenancy at £550 pcm	£6,600 p.a. (annualised)	

(1) No. of Branches: 6. Website Address: [www.mortimersbakery.com](http://www.mortimersbakery.com)

**Total £19,750 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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