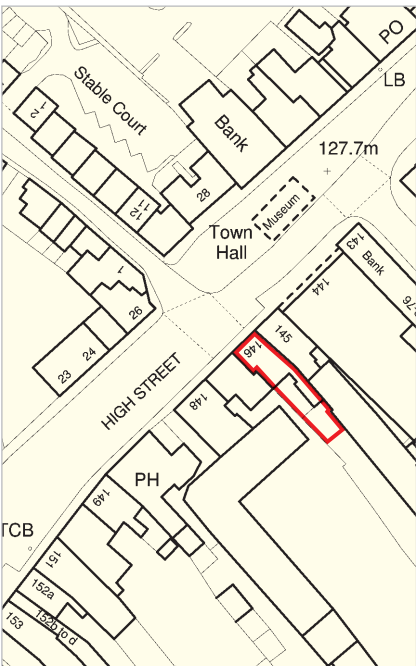


Royal Wootton Bassett

146 High Street
Swindon
Wiltshire
SN4 7AB

- **Grade II Listed Freehold Takeaway Shop and Residential Investment**
- Shop lease expires in 2021
- Includes three studio flats
- Town centre location
- Total Current Rents Reserved
£20,800 pa
plus vacant flat and office

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Royal Wootton Bassett is a market town with a population of some 10,600. The town is approximately six miles south-west of Swindon and straddles the A3102, which in turn connects with Junction 16 of the M4 Motorway within two miles to the north. The property is situated on the south side of the High Street, close to the junction with Wood Street in the town centre. Occupiers close by include Morrisons, HSBC and a number of local traders.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor takeaway shop with basement storage, first floor office and three self-contained studio flats on the remainder of the upper floors. The office and flats are accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 143 Royal Wootton Bassett**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	M Guverion Esq (t/a Mario's Pizza)	Basement Ground Floor Total 16.80 sq m (180 sq ft) 53.00 sq m (570 sq ft) 69.80 sq m (750 sq ft)	10 years from 05.02.2011 Rent review every 3rd year FR & I	£11,800 p.a.	Rent Review 2017
Part First Floor	Vacant	First Floor Office 16.17 sq m (174 sq ft)	—	—	—
Flat 1	Vacant	First Floor Flat – Room, Kitchen, Bathroom	—	—	—
Flat 2	Individual	First Floor Flat – Room, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 01.12.2015	£4,920 p.a.	
Flat 3	Individual	Second Floor Flat – Room, Kitchen, Bathroom	12 month Assured Shorthold Tenancy from 12.06.2015	£4,080 p.a.	

NB. Not inspected by Allsop, floor areas adopted from www.voa.gov.uk. Flat accommodation provided by the Vendor.

Total £20,800 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

Seller's Solicitor Kate Anderton, Eversheds. Tel: 0292 047 7347 e-mail: kateanderton@eversheds.com