



Tenure

Freehold.

Location

The market town of Bridgwater has a population of 34,000 and is located nine miles north-east of Taunton and 40 miles south of Bristol. The town benefits from its proximity to the M5 Motorway, which is located immediately to the east of the town (Junctions 23 and 24). The property is situated in a busy pedestrianised position between Angel Place Shopping Centre and the main retail area, Fore Street. Occupiers close by include Lloyds Bank (adjacent), NatWest, Specsavers, Greggs, KFC, Prezzo, Subway, Costa, WH Smith, Shoe Zone, Boots, HSBC, Superdrug and many more.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops, together with self-contained upper floors which are accessed from the front. The upper floors have been sold off on a long lease.

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.

Bridgwater

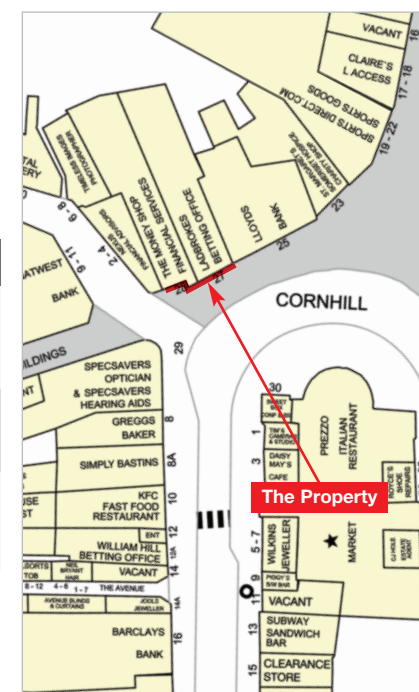
27 & 28 Cornhill

Somerset

TA6 3BY

- **Freehold Shop Investment**
- Comprises two shops with upper parts sold off on a long lease
- Shops let to Ladbrokes Betting and Gaming Ltd and Instant Cash Loans Ltd
- Town centre location between NatWest and Lloyds banks
- Total Current Rents Reserved **£56,000 pa**

SIX WEEK COMPLETION AVAILABLE



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
27	Ladbrokes Betting and Gaming Ltd	Gross Frontage 5.90 m (19' 4") Net Frontage 5.70 m (18' 8") Shop Depth 17.60 m (57' 9") Built Depth 21.20 m (69' 6") Ground Floor 136.10 sq m (1,465 sq ft)	10 years from 01.03.2010 No breaks or review Effectively FR & I	£33,500 p.a.	Reversion 2020
28	Instant Cash Loans Ltd (t/a The Money Shop)	Gross Frontage 4.90 m (16' 1") Net Frontage 4.05 m (13' 4") Shop & Built Depth 17.80 m (58' 5") Ground Floor 76.95 sq m (828 sq ft)	10 years from 05.09.2011 Effectively FR & I 2016 tenant's break not exercised	£22,500 p.a.	Reversion 2021
Upper Floor	Vendor	First & Second Floor	999 years from completion Effectively FR & I	Peppercorn	

Total £56,000 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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