



Tenure

Freehold.

Location

The market town of Bridgwater, which has a population of 36,000, is the administrative centre of Sedgemoor district and is located 9 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 on the north side of Eastover, close to Town Bridge.

Occupiers close by include Oxfam (adjacent), British Heart Foundation, Betfred and the RSPCA, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit together with 3 x one bedroom self-contained flats above, which are separately accessed from Eastover at the front.

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.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|--------|-------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|--------------------------|---------------------------|
| Shop | Z Marth (t/a Shanz Peri Peri) | Gross Frontage 5.3 m Net Frontage 4.35 m Shop Depth 17.00 m | 25 years from 04.11.2015 Rent review every 3rd year FR & I | £9,000 p.a. | Rent Review 2018 |
| Flat 1 | Individual(s) | First Floor Flat – 2 Rooms, Kitchen, Bathroom | 12 month Assured Shorthold Tenancy from 10.12.2016 | £4,800 p.a. (annualised) | Reversion 2017 |
| Flat 2 | Individual(s) | First Floor Flat – 2 Rooms, Kitchen, Bathroom | 6 month Assured Shorthold Tenancy from 10.04.2017 | £4,800 p.a. (annualised) | Reversion 2017 |
| Flat 3 | Individual(s) | Second Floor Flat – 2 Rooms, Kitchen, Bathroom | 12 month Assured Shorthold Tenancy from 05.09.2016 | £4,800 p.a. (annualised) | Reversion 2017 |

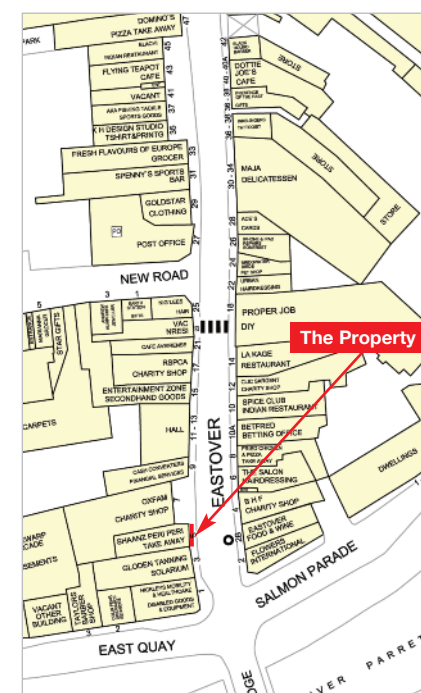
Total £23,400 p.a.

Bridgwater

5 Eastover Somerset TA6 5AG

- **Freehold Shop and Residential Investment**
- Ground floor restaurant/takeaway let until 2040
- Includes 3 x one bedroom flats above
- No VAT applicable
- Located close to Town Bridge
- Shop Rent Review 2018
- Total Current Rents Reserved
£23,400 pa

**SIX WEEK COMPLETION
AVAILABLE**



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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