

Wiveliscombe

2 North Street Somerset TA4 2ZD

- **Freehold Bank and Residential Ground Rent Investment**
- Bank let to National Westminster Bank plc on a lease expiring 2025
- Bank Rent Review 2015
- Includes rear land and garage
- No VAT applicable
- Total Current Rents Reserved
£6,712 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Wiveliscombe is an attractive Somerset market town situated on the B3227 some 9 miles west of Taunton, 15 miles south-west of Bridgwater and 11 miles north-west of Wellington. The town serves a rural catchment area.

The property is located on the north side of North Street at its junction with West Street overlooking The Square.

There is a Co-Op Foodstore opposite the bank, a Day Lewis Pharmacy next door and a range of local occupiers in this quaint town.

There is also a bus stop outside the property.

Description

The property is arranged on basement, ground and two upper floors to provide a banking hall at ground floor and basement levels, with residential above that has been sold off on long leases. There is a garage and a garden at the rear.

NB. The bank trades on Mondays, Wednesdays and Fridays only.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@alltop.co.uk to be received no later than mid-day on Thursday 3rd October for information regarding the date. Photo identification will be required on the day.

In the subject box of your e-mail, please ensure that you enter

Lot 3 Wiveliscombe.

Energy Performance Certificate

Bank EPC Rating 120 Band E (Copy available on website).

Flat 1 EPC Rating 47 Band E (Copy available on website).

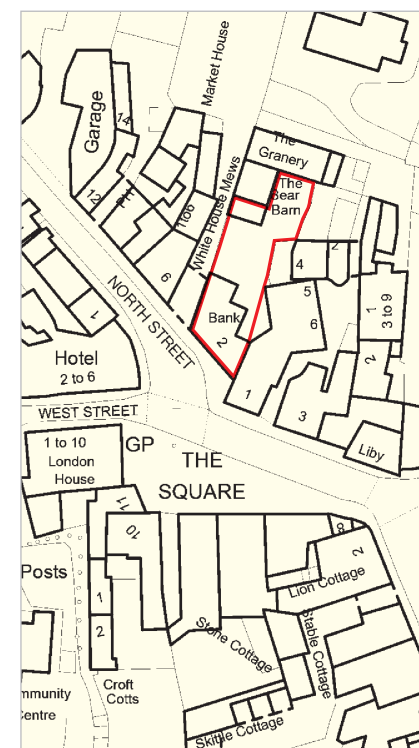
Flat 2 EPC Rating 71 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	National Westminster Bank plc (1)	Ground Floor Banking Hall 42.70 sq m (460 sq ft) Ground Floor Ancillary 45.90 sq m (494 sq ft) Basement Storage 37.00 sq m (399 sq ft) Total (2) 125.60 sq m (1,353 sq ft)	20 years from 10.06.05 Rent review every 5th year FR & I by way of service charge which is capped	£6,500 p.a.	Rent Review 2015
Flat 1	Individuals (2)	First Floor Flat	125 years from 23.06.2003	£100 p.a.	Reversion 2128
Flat 2	Individual (2)	Second Floor Flat	125 years from 31.10.2003	£100 p.a.	Reversion 2128
Garage	Individual	Garage	Licence determinable by either party upon one month's notice	£12 p.a. (£1 per calendar month)	

(1) Website Address: www.natwest.com

(2) Notices under the Landlord & Tenant Act 1987 (as amended) have been served on the residential tenants

Total £6,712 p.a.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

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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