

A freehold retail investment currently producing £25,000 per annum. The property comprises a ground floor shop with first floor ancillary accommodation.

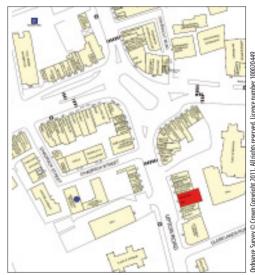
## Situated

The property is situated within an established retail parade amongst local and multiple traders.

## **Joint Auctioneers**



property consultants



Not to scale. For identification purposes only

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
17	Mrs A Evans	Ground floor sales area 111.85m² (1204sq ft) Storage 44.3m² (476sq ft) First Floor Storage 72.12m² (776sq ft) Second Floor Storage 55.15m² (559sq ft)	10 years from 28th May 2010. 5 yearly rent reviews FR & I	£25,000pa	28th May 2015	The tenant has an option to break on 28th May 2015. The lease has the benefit of a rental deposit. Prospective purchasers are referred to the rent deposit deed which is referred to in the special conditions.
Current Rent	Received			£25 000na		