For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

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Property Information

Freehold Retail and Residential Investment		Location		Description	
 Comprises a ground floor bakery with four separately let flats above Shop let to Warrens Bakery Limited expiring December 2028 (subject to extran) 		Miles	22 miles south of Exeter, 32 miles east of Plymouth, 85 miles south of Bristol A38, A380, A385, M5	The property comprises a shop arranged on the ground floor only, with four separately accessed flats on the first and second floors, accessed from Pimlico.	
option) Re-based shop rent Four flats above let on AST's 		Roads Rail Air	Torquay Railway Station Exeter International Airport	VAT	
VAT free investmentProminent town centre corner location				VAT is not applicable to this lot.	
Nearby retailers include Primark, Boots the Chemist, Superdrug, River Island, Holland & Barrett, JD Sports, McDonald's and Costa Coffee		Situation		Completion Period	
Lot 27	Auction 2nd November 2023	of the pede retailers inc	ty is prominently situated in the heart of the town centre, on the corner strianised Union Street, at its junction with Market Street. Nearby lude Primark, Boots the Chemist, Superdrug, River Island, Holland & Sports, McDonald's and Costa Coffee.	Six Week Completion	
Rent £34,820 per Annum Exclusive	Status Available	Tenure			
<mark>Sector</mark> High Street Retail/Residential	Auction Venue Live Streamed Auction	Freehold.			
		EPC			
		Band B (Ba	kery) Bands D and E (Flats)		

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary/Rear Store	92.53	(996)	WARRENS BAKERY LIMITED (1)	6 years from 25/12/2022 (2)	£12,500
First	Residential	32.33	(348)	AN INDIVIDUAL	Rolling periodic AST from 28/05/2021 at £500 pcm	£6,000
First	Residential	41.71	(449)	AN INDIVIDUAL	Rolling periodic AST from 19/09/2018 at £450 pcm	£5,400
Second	Residential	48.12	(518)	AN INDIVIDUAL	Rolling periodic AST from 24/10/2014 at £455 pcm	£5,460
Second	Residential	40.22	(433)	AN INDIVIDUAL	Rolling periodic AST from 02/05/2014 at £455 pcm	£5,460
Total		254.91	(2,744)			£34,820

(1) Warrens Bakery Limited was incorporated in 1860, and now trade from over 40 stores across England and Wales (www.warrensbakery.co.uk)
 (2) The lease is subject to a tenant only option to determine on 25/12/2025 and annually thereafter.

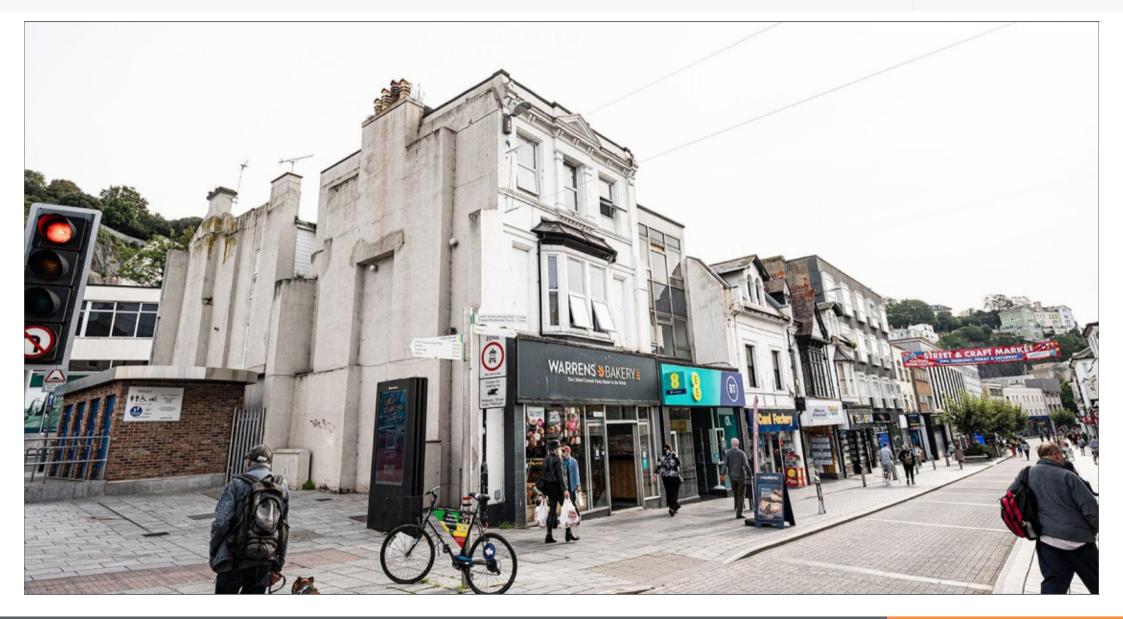
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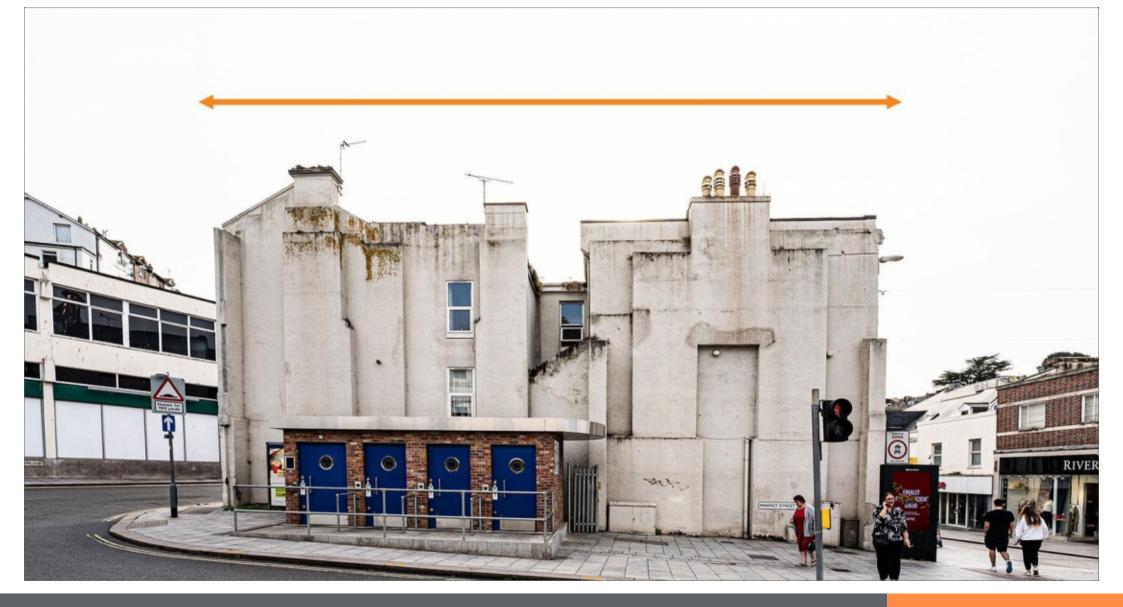




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