

GUIDE PRICE
£85,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
23rd September 2020



49, 49a & 49b High Street, Cricklade, SN6 6DA

Freehold mid terraced building arranged as two shops with a self contained flat above (sold off)

Bid1.

Property Summary

- Freehold retail investment
- Two ground floor shops plus flat above (sold off)
- Potential to enhance income
- Producing £6,900 per annum (plus vacant shop)
- **On the instructions of M D W Hardy and M Swiers of Sanderson Weatherall LLP acting as Joint LPA Receivers**

Location

Cricklade lies to the south of the River Thames about 9 miles north of Swindon, 9 miles south of Cirencester and 24 miles south of Cheltenham. It is accessed via the A419 and B4040 and B4553 with direct access to the A419 dual carriageway just to the east of the town linking with Swindon and the M4 motorway to the south (junction 15) and Cheltenham and Gloucester to the north as well as the M5 motorway (junction 11a).

High Street lies in the town centre with the property lying on the west side of the road at its junction with Gas Lane. Nearby occupiers include Tesco Express and Boots as well as a number of independent retailers.

Description

A mid terraced building of traditional construction beneath a pitched roof. The building is arranged as two ground floor retail units with self contained residential accommodation above that extends in to the loft (sold off on a long lease - refer to the legal pack). There is a rear yard area that is included within the long lease of the residential accommodation but there is a right of way to No 49 High Street.

Tenure

Freehold



VAT

Refer to the legal pack

EPC

Refer to the legal pack

Local Authority

Wiltshire Council
0300 456 0114
www.wiltshire.gov.uk

Address	Floor	Accommodation	Tenancy	Rent per annum
49 High Street	Ground	Retail 70.06 sq m (754 sq ft)	Let to Harold James t/a James Butchers for 5 years from 24/06/2018 (1)	£6,800
49b High Street	Ground	Retail 29.44 sq m (317 sq ft)	Vacant	0
49a High Street	First	Residential	Let for a term of 125 years from 02/01/2004	£100
TOTAL				£6,900

(1) Internal repairing lease

(2) The auctioneers have not measured the property. All areas have been provided by the vendor.

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