



HIGH STREET BRIDGWATER.

Sale of a Valuable Freehold Property situate in the main thoroughfare of the Town.

STILING, KER & DUCKWORTH

HAVE RECEIVED INSTRUCTIONS TO

SELL BY AUCTION

At the BRISTOL ARMS HOTEL, BRIDGWATER,

On Wednesday, 17th December, 1913

At 7 p.m., precisely.

(Subject to the Public Sale Conditions of the Somerset Law Society, and to such Special Conditions as shall be then read, a copy of which may be seen at the Offices of the Auctioneers or Solicitor during the 5 days prior to the Sale) THE FOLLOWING EXCEEDINGLY VALUABLE

FREEHOLD BUSINESS PROPERTY

situate at the junction of High Street and Mansion House Lane and abutting on Clare Street, Bridgwater, viz:

ALL THAT EXCEEDINGLY VALUABLE

FREEHOLD CORNER SHOP & DWELLING-HOUSE

being Nos. 34 and 36, High Street aforesaid, with the Stable, Cottage and Premises thereto adjoining and belonging as now in the occupation of Mr. W. H. SMITH.

The Business Accommodation comprises large Double Fronted Corner Shop, with important frontages to High Street and Mansion House Lane, with partition Office, two large first floor Store Rooms and two Work Rooms.

THE RESIDENTIAL ACCOMMODATION CONSISTS OF

ON THE GROUND FLOOR: Dining and Sitting-room (with 15th Century Oak Ceiling), Pantry, Kitchen, and small Conservatory, small Court yard, Wood House, Coal Store and Store Lots. *manor house not included*

ON THE FIRST FLOOR: Drawing Room, Two Bedrooms and Store Cupboard. *not abutting against Clare Street*

ON THE SECOND FLOOR: Five Bedrooms, and on the THIRD FLOOR: Two Bedrooms.

At the rear and abutting on Clare Street are, **THREE-ROOMED COTTAGE**, being No. 35, CLARE STREET, and Two-Stall Stable with Loft over.

The Property has the following frontages, viz: to High Street 39 feet, Mansion House Lane 92 ft. 9 ins. and to Clare Street 54 feet, or thereabouts.

The Premises command one of the best Business positions in the Town, being in the main thoroughfare and adjoining the Town Hall and Municipal Offices. With such good frontages to important thoroughfares it offers a magnificent and unique site for those seeking an improvable Property. It is eminently suitable for Commercial purposes, or for a Theatre or Hall, and in connection with this the purchaser would have the opportunity of acquiring the Cinematograph Licence already granted in respect of the Property.

VACANT POSSESSION CAN BE GIVEN ON COMPLETION.

To View apply to Mr. W. H. Smith, who will kindly show the same, and for all further particulars apply to the Auctioneers, Bridgwater and Burnham, or to

ROBERT RITSON, Esq.

SOLICITOR, 17, ABOVE BAR, SOUTHAMPTON.

Dated Auction and Estate Agency Offices, The Mart, Bridgwater, and 18, Victoria Street, Burnham, 24th November, 1913.

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