



**SITUATION**

Located in this busy town centre close to the junction with the main shopping facilities of High Street within this attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

**PROPERTY**

Forming part of an attractive property comprising a **Ground Floor Shop.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	28'7"
Internal Width	27'9"
Built Depth	50'2" (max)
WC	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from 25th March 2011 at a peppercorn.**

**TENANCY**

The property is let on a full repairing (as good a state as at commencement of lease) and insuring lease to **Doll Cheshire Ltd (with personal guarantor) (Ladieswear having 3 branches)** for a term of 6 years from 26th April 2010 at a current rent of **£7,250 per annum** exclusive.

**Rent Review and Tenant's Break 2013**

**Note: The Freehold will be offered to the Purchaser after the Flat has been sold.**

**£7,250 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

**VENDOR'S SOLICITORS**  
W T Jones - Tel: 020 7405 4631  
Ref: P Hambleton Esq - Email: pch71@aol.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts