

6 WEEK COMPLETION



SITUATION

Located within the main shopping street of the town adjacent to an **NHS Pharmacy**, opposite a **Co-Operative Supermarket** and close to a **Swinton** and **Age Concern** as well as a variety of established traders. There is a free public car park serving the town centre to the rear of the property. Earl Shilton, situated on the A47 approximately 9 miles south of Leicester city centre and within 4 miles of Hinckley, enjoys easy access to the M69 (Junction 1) and M42 (Junction 10).

PROPERTY

Forming part of an established retail parade comprising a **Ground Floor Take-Away** with internal access to **Ancillary Storage** at first floor level. There is rear parking accessed via a service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'4"
Internal Width 14'1"
Shop & Built Depth 44'0"

First Floor Storage

Area Approx 185 sq ft
WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **H Tsang trading as New Dragon Takeaway** for a term of 13 years from 14th January 2002 at a current rent of **£10,750 per annum** exclusive.

Rent Review January 2010 (Outstanding - Landlord quoted £11,500 p.a.)

Note 1: A rent deposit of £8,000 is held.

Note 2: The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

£10,750 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Coley & Tilley - Tel: 0121 643 5531
Ref: G. Griffiths Esq - Email: gg@coleyandtilley.co.uk

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