

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position within this established parade close to the junction with Greensward Lane and only a few hundred yards from Hockley Main Line Station which provides access to London Liverpool Street serving the surrounding affluent residential area. Hockley lies 2 miles north of Rayleigh and benefits from excellent road links via the A127 and A130.

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on the first & second floors. In addition, the property benefits from front lay by parking, customer parking to the side and a rear service road for unloading.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'10" Internal Width 16'0" Shop Depth 32'11" Built Depth 45'4" WC External Store	Jubilee Wines Limited (Off-Licence having 9 branches)	20 years from 1st October 2010	£10,652	FRI Rent Reviews 2015 & 5 yearly £2,669.52 rent deposit held
First & Second Floor Maisonette	Not Inspected	Individuals	150 years from October 2011	£150	FRI
TOTAL				£10,802	

Note: The shop has traded as an off-licence for over 20 years.

£10,802 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Vyman Solicitors - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.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