

6 WEEK COMPLETION



SITUATION

Located close to the junction with Infirmary Lane within this residential street approximately 1 ½ miles south of the town centre.

Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate side access to a **Self-Contained Flat** on the First Floor. In addition, the property includes a **Rear Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 29'11" Internal Width 27'2" (max) Shop Depth 29'7" Built Depth 40'0" 2 WC's	Coral Racing Ltd (having approx 1,600 branches)	16 years from 17th March 2011	£5,250	FRI Rent Reviews 2016 and 2021 to greater of OMV or 2.5% p.a. compounded. Therefore, the minimum rent in 2016 will be £5,977 p.a.
First Floor Flat	Not inspected	Individual	99 years from 1st August 1995	£50	FRI Valuable reversion in approx 83 years.
TOTAL				£5,300	

£5,300 per annum with Minimum Rental Uplifts

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Wallace LLP - Tel: 020 7636 4422
Ref: Ms Jackie Boot - Email: jackie.boot@wallace.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