

6 WEEK COMPLETION



SITUATION

Located close to the junction with King Street in the town centre amongst such multiples as **Greggs, Sayers, Age Concern, William Hill, Johnson Dry Cleaners and Age UK**. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop with Cellar** together with internal and separate front access to **Ancillary Storage** on the First Floor. In addition, the property includes a **Rear Yard**.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	30'8"
Internal Width	24'0" (max)
Shop Depth	20'4"
Built Depth	36'11"
Kitchen & Store Area	Approx 300 sq ft

Cellar (Not inspected)

First Floor Storage

4 Rooms Area	Approx 805 sq ft
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **Church of England Children's Society as a Charity Shop (having 75 branches)** (T/O for Y/E 31/03/10 **£29.1 m, Pre-Tax Loss £183,000 and Net Worth £14 m**) for a term of 10 years from 27th June 2011 (**Renewal of a previous lease**) at a current rent of **£8,000 per annum** exclusive.

Rent Review and Tenant's Break 2016

£8,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Property Legal - Tel: 0161 941 7449
Ref: A. Dhand, Esq - Email: adhand@proplegal.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