

6 WEEK COMPLETION



SITUATION

Located close to the junction with Victoria Street within the town's main retailing thoroughfare and amongst such multiples as **Your Move, Barclays, Natwest, Reeds Rains** and **HSBC**. The property is also close do D H Lawrence's Birthplace Museum in Victoria Street. Eastwood is situated approximately 4 miles north-east of Nottingham with excellent road access via the A610 to the M1(Junction 26)

PROPERTY

A mid terrace building comprising **2 Ground Floor Shops** with separate front access to **3 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 32 (Ground Floor Shop)	Gross Frontage 21'4" Internal Width 19'1" Shop Depth 32'2" Built Depth 59'6" WC	Headway (Charity Shop having 15 branches)	5 years from 25th March 2007	£7,500	FRI Visit: www.headway.org.uk Note: The Lessee has served Notice to Quit at the end of the lease.
No 34 (Ground Floor Shop)	Gross Frontage 12'8" Internal Width 12'3" widening to 17'5" at rear Shop and Built Depth 52'1" WC	Mr A Bahrami (Café)	10 years from 29th September 2004	£8,000	FRI Rent Review 2012
First Floor – 3 Flats	3 Flats -- Not Inspected	Candywash Ltd	125 years from 24th June 2004	£150	FRI Rent Doubles in 2029
TOTAL				£15,650	

£15,650 per annum

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

VENDOR'S SOLICITORS
Max Bitel Greene - Tel: 020 7354 2767
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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