

6 WEEK COMPLETION



SITUATION

Located within the town centre close to the junction with High Street amongst such multiples as **Halifax, Co-operative Food, Holland & Barrett** and **Boots**.

Denbigh lies some 25 miles west of Chester and 11 miles south of Rhyl with good access via the A543 and A525.

VAT is NOT payable in respect of this Lot

PROPERTY

A mid-terraced property comprising a **Ground Floor Shop** with external access to a **Basement (ground level at rear)**. The property also includes **Storage** on the First Floor which is accessed via a separate front entrance from the adjoining shop (No. 4). In addition, there is service access to the rear.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 16'6" Internal Width 14'10 (max) narrowing at rear to 7'9" Shop Depth 18'4" Built Depth 28'5" Basement Area Approx 85 sq ft WC	Mr K. and Mrs M. Williams (T/A Ken's Fish and Chips)	10 years from 24th June 2004 (In occupation for 22 years)	£8,000	FRI Rent Review 2014
First Floor Storage	Not Inspected	Mr Chaudhary	Holding Over	£1,500	
TOTAL				£9,500	

£9,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Metcalfe, Copeman and Pettefar - Tel: 01733 3865 891
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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