



SITUATION

Located in a popular retail parade serving a large residential area with nearby multiples including **Bairstow Eves, Boots** and **Ladbroskes**.

PROPERTY

Forming part of a 3 storey building comprising a **Ground Floor Double Shop** with rear vehicular access.

ACCOMMODATION

Ground Floor Double Shop

- Gross Frontage 37'6"
- Internal Width 35'6"
- Shop Depth 36'11"
- Built Depth 59'6"
- WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 200 years from 4th November 2004 at a peppercorn.

TENANCY

The property is let on two full repairing and insuring leases to J. Chopra as a Convenience Store/Supermarket each for a term of 20 years from 2nd August 2002 at a combined current rent of **£20,500 per annum** exclusive.

Rent Reviews 2013 and 2018



£20,500 per annum

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

VENDOR'S SOLICITORS

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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