

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Lancaster Street and Carnorvan Road and forms part of the A59 leading to the M57 (Junction 6) and the M58 (Junction 1). Rice Hill Rail Station and Walton Rail Station are within close proximity. Walton lies approximately 3 miles north of Liverpool City Centre.

**PROPERTY**

Two adjoining two storey properties comprising a **Double Ground Floor Shop (occupied by William Hill)** and a **Public House/Club (not trading) plus adjacent car parking.**

**ACCOMMODATION**

Site Area Approx 5,090 sq ft

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

Both properties are let on a full repairing and insuring lease to **R H Hignett** for a term of 999 years from 24th June 1907 at a current rent of **£27.17 per annum** exclusive.



**£22.17 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
WH Matthews & Co. – Tel: 020 7251 4942  
Ref: D Bristow Esq – Email: davidbristow@whmatthews.com

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