

6 WEEK COMPLETION



SITUATION

In an established retail parade close to the junction with Church Lane and opposite a **Londis** and a **Post Office** serving the surrounding residential area. Whittingham Goosnargh lies approximately 5 miles north of Preston, 21 miles east of Blackpool and 15 miles north-west of Blackburn and enjoys good road access via M6 (Junction 32) and the M55 (Junction 1).

PROPERTY

Forming part of a small shopping parade comprising a **Ground Floor Shop** with **Ancillary Storage** on the first floor. There is use of communal parking at the front and a **Rear Service Yard**.

VAT is NOT payable in respect of this Lot

FREEHOLD

£7,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'9"
Internal Width	16'4"
Built Depth	38'1"

First Floor

Ancillary Storage Area	Approx 250 sq ft
WC	

*Not inspected by Barnett Ross

TENANCY

The entire property is let on a full repairing and insuring lease to **Mr S C Masalwala and Mrs J Masalwala as an Off-Licence** (having 2 branches) for a term of 20 years from 18th March 2011 at a current rent of **£7,000 per annum** exclusive.

Rent Reviews 2016 and 5 Yearly

VENDOR'S SOLICITORS

Nelson & Co. - Tel: 01279 653 157
Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.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