

**6 WEEK COMPLETION**



**SITUATION**

Located in one of the principal retail thoroughfares of this busy town centre, close to the junction with Middlewich Street and amongst such multiples as **Natwest, Poundstretcher, Age UK, Games Workshop, Nationwide, Cancer Research, Marks & Spencer, Coral, New Look, HSBC, Subway** and others.

Crewe lies approximately 12 miles north-west of Stoke-on-Trent and 25 miles south-east of Chester with good road access to the M6 (Junctions 16 and 17)

**PROPERTY**

Forming part of a parade comprising a **Ground Floor Mini-Market** with **Basement** and offices at **Part First Floor** plus separate front access to **Office Accommodation** on part first floor. The property benefits from rear service access via Sandon Street.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Part First Floor Offices	<b>Ground Floor Shop</b> Gross Frontage 23'2" Internal Width 24' (max) Built Depth 61'0" 2 WCs <b>Basement</b> Area Approx 200 sq ft <b>First Floor</b> Office/Staff Area Approx 165 sq ft	M Sangtrakoon (with guarantor) (Groceries)	5 years from 30th November 2011	£8,400	FRI Tenant's Break 2014
Part First Floor Offices	Area Approx 680 sq ft 2 WCs (Not inspected by Barnett Ross)	Thomas Wolek t/a Phenom Technology	5 years from 1st December 2011	£5,000	FRI Gas central heating
<b>TOTAL</b>				<b>£13,400</b>	

**£13,400 per annum**

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

**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