



6 WEEK COMPLETION

View from the Property

SITUATION

Occupying a prominent trading position in the heart of the town centre adjacent to **Your Move** and close to branches of **Barclays, Boots, Natwest, Card Factory, Holland & Barrett** and many others.

Hucknall lies 4 miles north west of Nottingham town centre and benefits from good road links via the M1 (Junction 27).

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** on two upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'1" Internal Width 13'8" Shop and Built Depth 56'4" WC	W Yeomans (Chesterfield) Ltd (with 2 personal sureties) (Outdoor Wear) (Having 84 branches) (T/O for Y/E 31/01/10 £18.56m, Pre-Tax Profit £304,000 and Net Worth £4.94m)	25 years from 29th September 1986	£8,160	FRI Holding Over Lessee in occupation for over 20 years. See Note
First & Second Floor Maisonette	3 Rooms, Kitchen, Bathroom/WC	Individual	12 months from 27th September 2011	£5,400	AST £550 deposit held
TOTAL				£13,560	

Note: On 17th November 2011 the tenant of the shop reached an agreement with the freeholder in regard to dilapidations whereby £2,500 was paid and a further £2,500 is to be paid on 29th September 2012 which will be retained by the buyer.

£13,560 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JNICHOLAS BORD**

VENDOR'S SOLICITORS

Vincent, French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrji - Email: info@vfb.co.uk

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