

6 WEEK COMPLETION



SITUATION

Located close to the junction with Saunders Road within this established parade amongst such traders as **Age UK, Tesco Express, Barclays, Post Office** and others. The property serves the surrounding mainly residential area and lies diagonally opposite **Birkenhead 6th Form College**. Birkenhead sits on the Wirral Peninsula enjoying easy access to the M53 which joins the M56 at Junction 15, only 2 miles from Liverpool City Centre via the Mersey Tunnel.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Large Self-Contained Flat** at first floor level.

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 19'8" Internal Width 16'11" Built Depth 68'11" WC	D Roberts (Off Licence)	10 years from 6th December 2010	£10,000	FRI Rent Review 2015 Rent Deposit of £2,500 held.
First Floor Flat	Not Inspected – believed to be Approx 1,100 sq ft	M & H Property Ltd	125 years from completion	£100	FRI
TOTAL				£10,100	

£10,100 per annum

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

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