

6 WEEK COMPLETION



SITUATION

Located close to the junction with Northway in this busy trading position, opposite a **Cash Convertors**, near a **Salvation Army** and **Nisa Local** and fronting an **Aldi Supermarket**, as well as being close to the town centre and Scarborough Railway Station. Scarborough is a major tourist resort town which lies on the A64 some 42 miles north of Hull and 40 miles east of York.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First and Second Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 71 (Ground Floor Shop)	Gross Frontage 17'0" Internal Width 16'0" Shop Depth 35'4" WC	D. Sobala (Polish Foods)	3 years from 1st December 2010	£5,200	FRI
No. 71a (First and Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	Individual	12 months from 1st October 2011	£4,740	AST The rent is paid by Scarborough Borough Council
TOTAL				£9,940	

£9,940 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

VENDOR'S SOLICITORS

Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: Z. Melinek Esq - Email: zm@bnilaw.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