



6 WEEK COMPLETION

View opposite the Property

SITUATION

Occupying a prominent trading position in the heart of the town centre, 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(J27).

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 14'7" Shop Depth 35'7" Built Depth 56'11" WC Store Area Approx 140 sq ft	Headway – The Brain Injury Association (Charity Shop having 15 branches) (Visit: www.headway.org.uk)	5 years from 31st August 2007	£11,000	FRI (subject to a schedule of condition)
First & Second Floor Maisonette	3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 4th November 2011	£5,220	AST £652 deposit held
TOTAL				£16,220	

£16,220 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS 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