



SITUATION

Located directly opposite **Blackburn Football Stadium** and amongst such multiples as **Boots Pharmacy, Ladbroke's Iceland** and **McDonald's**.

Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terraced property comprising a **Ground Floor Shop** with internal access to **Ancillary/ Storage** on the First Floor. In addition, the property includes an **ATM** within the shop front and benefits from rear access.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & First Floor Store	Ground Floor Shop Gross Frontage 14'9" Internal Width 15'9" (max) Built Depth 32'0" First Floor Store Area Approx 420 sq ft inc WC	Caroline Cox (Card & Gift Shop)	4th February 2011 to 3rd April 2012	£4,200	
ATM		Cardpoint Services Ltd	5 years from 3rd October 2008	See Remarks	Vendor receives 35p per cash transaction. Income for 2011 was £1,869.

TOTAL	£4,200
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£4,200 per annum plus ATM Revenue

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