

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with River Street in this mixed commercial and residential area just south of the town centre. Rochdale lies on the A58 approximately 10 miles north of Manchester and within easy reach of the M62 (Junction 20).

**PROPERTY AND ACCOMMODATION**

A Terrace of **5 Commercial Buildings** arranged on Ground and First Floors.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease for a term of 999 years from 1st May 1894 at a current ground rent of **£50.98 per annum** exclusive (**See Note**).

**Rent Reviews 2094 and 100 Yearly to the equivalent value of various bushels of wheat, barley and oats at the time of the review.**

**Note:** We understand that the 999 year lease may have been assigned into two or more parts as the £50.98 p.a. ground rent is paid by three different Parties, but no documentation is available. The ground rent for Nos. 9/13 in the sum of £30.58 p.a. is paid by the occupier of this part and there are no arrears. The ground rent for No. 15 in the sum of £10.20 p.a. and No. 17 in the sum of £10.20 p.a. have not been paid for some time and currently there are arrears of £40.80 and £123.76 respectively which will be payable by the Purchaser.

**£50.98 per annum**

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

**VENDOR'S SOLICITORS**  
Ms Alison Sandler - Tel: 020 8906 4411  
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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