

6 WEEK COMPLETION



SITUATION

Located close to the junction with Sores Street in this mixed commercial and residential area and near to the Bury Old Road and approximately 5 miles north of Manchester city centre with easy access to the M60 (Junction 17).

PROPERTY AND ACCOMODATION

Forming part of a terrace comprising **Three Ground Floor Shops** each with internal access to **Further Accommodation** at First Floor.

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 24th June 1922 at a fixed ground rent of **£12.20 per annum** exclusive.

Note: We understand that the 999 year lease may have been assigned into two or more parts as the lessee of No. 26 Whittaker Lane has advised that he covenants to pay the ground rent of £12.20 p.a. for his unit and the other units within this Freehold Title, but no documentation is available.

£12.20 per annum

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

VENDOR'S SOLICITORS

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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