

6 WEEK COMPLETION



SITUATION

Located in this neighbourhood parade serving the surrounding residential area approximately 3 1/2 miles north-west of the town centre.

Telford lies approximately 30 miles north-west of Birmingham with excellent road communications via the M54 (Junctions 5 and 6).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the First Floor. In addition, the property includes a **Garage** and there is use of a communal rear service yard and front lay-by parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'8"
Internal Width	17'3"
Built Depth	31'2"
WC	

First Floor Flat

Not Inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC

Plus Garage

TENANCY

The entire property is let on a full repairing and insuring lease to Michele Monye for a term of 25 years from 10th November 1990 at a current rent of **£5,000 per annum** exclusive.

Rent Review November 2010 (Outstanding)

Note: The tenant sub-lets the shop to Steve Ford Photography. The flat is currently unoccupied.

£5,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Goodman Derrick LLP – Tel: 020 7404 0606
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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