

6 WEEK COMPLETION



**SITUATION**

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **Savers** and amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'5"	Internal Width	16'9"
Shop Depth	51'9"	Built Depth	75'9"
WC			

**First Floor Flat**

Not Inspected – Believed to be 4 Rooms, Kitchen, Bathroom/WC

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

**TENANCY**

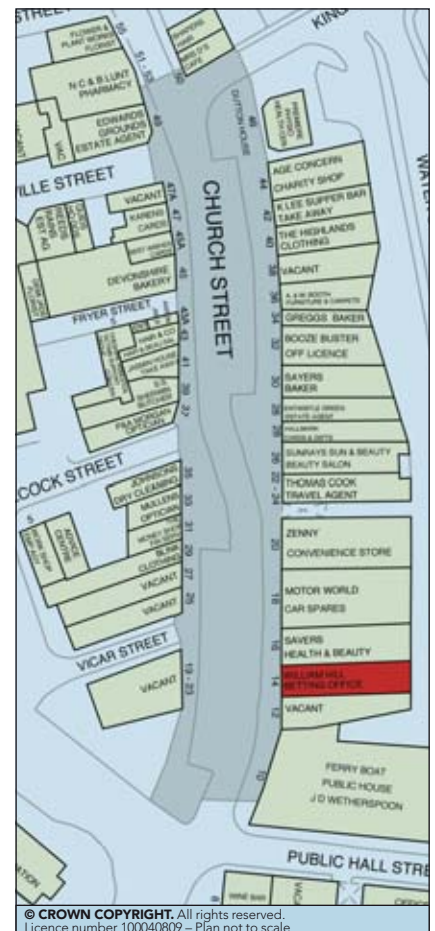
The entire property is let on a full repairing and insuring lease to **Willstan Racing Ltd (Ultimate holding company William Hill PLC) (having approx. 2,300 branches)** for a term of 15 years from 1st May 2004 at a current rent of **£17,500 per annum** exclusive.

**Rent Review 2014**

**Note: We are informed by the Vendor that the tenant sub-let's the Flat on an AST.**

**£17,500 per annum**

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



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

**VENDOR'S SOLICITORS**

Macrory Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroryward.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