

6 WEEK COMPLETION



SITUATION

Located in this busy local shopping centre serving the surrounding large residential area amongst such multiples as **Greggs, NatWest, Corals, Lidl, Blockbuster** and **William Hill** with **Iceland** and **Barclays** close by.

The property lies 2 ½ miles south east of Luton Town Centre and benefits from good road links via the M1 (Junction 11) which is approximately 1 mile to the south.

PROPERTY

An attractive mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'3" Internal Width 17'0" Shop Depth 46'0" Built Depth 47'0" WC	S Begum (Fashion Retailer)	5 years from 14th December 2011	£10,000	FRI (40% - max £1,000 p.a. contribution for repairs)
First Floor Flat	4 Rooms, Kitchen, Shower/WC	Individual	Regulated Tenant since 1977	£5,252 (£101 per week)	EDR 13th June 2012
TOTAL				£15,252	

FREEHOLD

£15,252 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

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