

6 WEEK COMPLETION



SITUATION

In an attractive village setting close to the busy junction with Peel House Lane, close to branches of **Coral, Co-op Welcome & Post Office** and **Waterfields Bakery**.

Widnes is located on the main A562 and A568, midway between the M2 and M66 approximately 12 miles from Liverpool and 7 miles from Warrington.

PROPERTY

A semi-detached property comprising a **Ground Floor Shop** with separate side access leading to a rear staircase to a **Self-Contained Flat** at first floor level. The property also benefits from **Car Parking** to the front and an **External Store** to the rear of the property.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'0" Internal Width 18'1" Shop Depth 24'4" Built Depth 62'4" External Store Approx. 130 sq ft WC	G. S. Nagra (Off-Licence)	15 years from 23rd December 2010	£7,500	FRI Rent Reviews 2015 and 2020
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 14th July 2010	£3,600	AST Holding over
TOTAL				£11,100	

£11,100 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

JOINT AUCTIONEER

M.R. Holdings – Tel: 07956 856020
Ref: M. Patel Esq – m.r.holdings@live.co.uk

VENDOR'S SOLICITORS

GPT Law – Tel: 020 8904 6598
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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