



**SITUATION**

Located in this busy parade, opposite a **Tesco Express** and **Halton Library** and amongst such multiples as a **Co-Op Food, Coral, Fulton Foods** and **Boots** and close to **Lidl** and **Matalan**. Leeds town centre is approx 4 miles away. Leeds is an important commercial, financial and administrative centre which enjoys excellent road access via the M1 and M621 motorways.

**PROPERTY**

Forming part of a recently constructed terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'2"
Internal Width	16'8"
Shop Depth	56'0"
Built Depth	65'0"
WC	

**£15,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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

**TENURE**

**Leasehold for a term of 999 years from November 2006 at a fixed ground rent of £250 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Eyesite Opticians (Leeds) Ltd (with two personal guarantees)** for a term of 15 years from 4th January 2007 at a current rent of **£15,000 per annum** exclusive.

**Rent Reviews January 2012 (Outstanding) and 2017**

**JOINT AUCTIONEERS**

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  
Ref: A. Patel Esq - Email: ashwin@gptlawpractice.com