



6 WEEK COMPLETION

SITUATION

Located within this busy shopping square amongst multiples such as **Coral, Lloyds TSB, Reeds Rains** and **William Hill** being yards from further multiples on the High Street. Tunstall lies approximately 5 miles north of Stoke-on-Trent, 2 miles north-east of Newcastle-under-Lyme and benefits from excellent road links via the A52, A53, A34 and the M6 (Junction 16).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Basement Storage** plus internal access to **Ancillary Storage** at first and attic floor levels.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 10'6"
Internal Width 10'2"
Built Depth 41'2"
WC

Basement Storage Area Approx 470 sq ft*
First Floor Ancillary Area Approx 160 sq ft*
Attic Floor Area Approx 220 sq ft*

*Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **P. Clowes as a Jeweller** for a term of 10 years from 16th December 2009 at a current rent of **£7,000 per annum** exclusive.

Rent Review 2014

Note: There is a rent deposit held of £1,625.



£7,000 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