

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Shropshire Street in the heart of the main town centre, adjacent to a **Kodak Vision Centre** and close to such multiples as **QS Clothing, Edinburgh Woolen Mill, Leek Building Society** and **Britannia Building Society**.

Market Drayton is an attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles the M54 which leads to the national motorway network.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal access to a **Flat** on rear ground and first floor level which could easily be self-contained from the rear via a right of way from Shropshire Street.

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

**FREEHOLD**

**£13,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	28'6"
Internal Width	26'2"
Shop Depth	35'0"
Built Depth	74'0"
WC	

**Rear Ground & First Floor Flat**

4 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **R. Singh as a Poundshop & Convenience Store** for a term of 15 years from 5th January 2009 at a current rent of **£13,500 per annum** exclusive.

**Rent Reviews 2014 and 2019**

**Note: We are informed by the Vendor that the Tenant paid a premium of £60,000 to take an assignment of the lease in April 2012.**

**VENDOR'S SOLICITORS**  
Coley & Tilley - Tel: 0121 643 5531  
Ref: G Griffiths Esq - Email: gg@coleyandtilley.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