



SITUATION

Located at the junction with Devonshire Place amongst a variety of established businesses and multiples such as **Cheshire Building Society** and **Coral** and within yards of a free car park and in walking distance of the main retail area on Church Street.

Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (with A2 Use)** and internal access to **Offices** at first floor level.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop (with A2 use)

Gross Frontage	13'0"
Internal Width	12'4"
Shop Depth	28'8"
Built Depth	35'11"

First Floor Offices

Area	Approx 345 sq ft
WC	

FREEHOLD offered with FULL VACANT POSSESSION

Note: The adjoining building (No. 72 High Street) is currently under offer at £6,500 p.a.

Vacant Shop & Upper Part

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

GVA **JOINT AUCTIONEERS**
 GVA, Mercury Court, Tithebarn Street, Liverpool L2 2QP
 Tel: 0151 471 6746. Ref: R. Peters Esq
VENDOR'S SOLICITORS
 Butcher & Barlow LLP - Tel: 01928 576 056
 Ref: J. Whitaker Esq - Email: jwhitaker@butcher-barlow.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 £350 (including VAT) upon exchange of contracts