

**GROUND RENT INVESTMENT  
6 WEEK COMPLETION**



**SITUATION**

On this established Industrial Estate located north-east of Neston and 8 miles west of Ellesmere Port, being 11 miles north of Chester with excellent road communications with the M56 and M53 motorways.

**PROPERTY**

A post-war **Single Storey Factory with Sales Counter** occupying a square shaped site of approximately **0.39 acres**.

**ACCOMMODATION**

**Ground Floor Factory**

GIA Approx. 2,645 sq.ft. (Taken from VOA website)

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

**FREEHOLD**

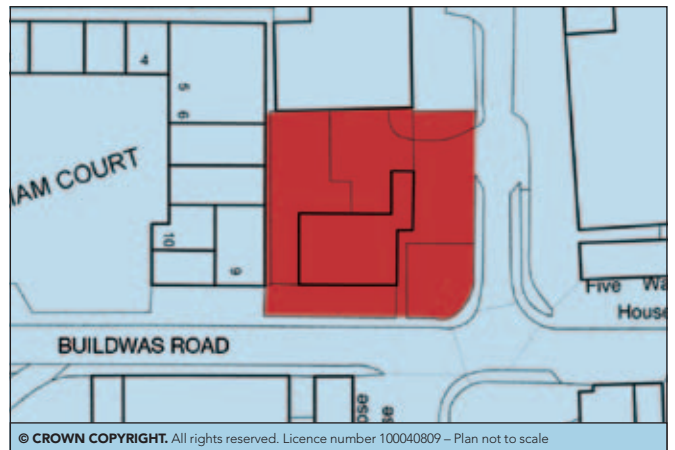
**TENANCY**

The entire property is let on a full repairing and insuring lease to **S J Mellor t/a Deeside Bakery** for a term of 66 years from 1st December 1967 at a current rent of **£5,900 per annum** exclusive (**Fixed in 2011**).

**Valuable Reversion in 2033**

**£5,900 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**



**VENDOR'S SOLICITORS**  
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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 £600 (including VAT) upon exchange of contracts