

View towards Market Place



6 WEEK COMPLETION



SITUATION

Located in the heart of this historic market town between West Street and East Street, opposite a customer car park, amongst such multiples as **Lloyds TSB** and **Barclays** and a host of specialist traders. Alford lies on the main A1104 some 7 miles south of Mablethorpe and 32 miles east of Lincoln, enjoying easy access to the A16 Trunk Road and the main A158 which links to the A46 and A1(M).

PROPERTY

A Grade II Listed property comprising a **Ground Floor Shop** with **Cellar** and separate rear access to a **Self-Contained Upper Part** at first and second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Cellar	<p>Ground Floor Shop</p> <p>Gross Frontage 40'2" Shop Width 25'10" Internal Width including Store 35'11" Shop Depth 28'6" Built Depth 35'1"</p> <p>Sales Area Approx. 735 sq.ft Storage Area Approx. 295 sq.ft WC</p> <p>Total Area Approx. 1,030 sq.ft Cellar Area Approx. 280 sq.ft *</p>	<p>Martin McColl Ltd (Having approx. 1,300 branches) (T/O for Y/E 27/11/11 £380.5m, Pre-Tax Profit £18.1m and Net Worth £100.7m)</p>	15 years from 22nd November 2007	£15,274 (See Note)	IRI Note: Minimum Rental Increase to £17,281 p.a in 2017 or OMRV whichever is greater
First & Second Floor Upper Part	Not Inspected	Individual	125 years from 2008	Peppercorn	FRI

* Not Inspected by Barnett Ross

£15,274 p.a. with Minimum Rental Increase to £17,281 p.a. in 2017

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

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 £350 (including VAT) upon exchange of contracts