

**4 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Blackburn Road adjacent to **Greggs** and near to **Ladbrokes** and **Barclays**. Haslingden lies approximately 8 ½ miles from Burnley and 8 miles south east of Blackburn benefitting from good road links via the A56 to the M66 (Junction 1) and the M65 (Junction 8).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

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

**FREEHOLD**

**£10,500 per annum**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'8"
Internal Width	17'1"
Shop Depth	41'2"
Built Depth	71'10"
WC	

**First Floor Ancillary**

Area	Approx 800 sq ft
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**TENANCY**

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Sue Ryder Care (See Tenant Profile)** for a term of 10 years from 1st April 2005 at a current rent of **£10,500 per annum** exclusive.

**TENANT PROFILE**

**Sue Ryder trades from more than 350 outlets Nationwide with over 8,000 volunteers.**

**Note: The tenant has written to the landlord to request consent to carry out refurbishment works to fit out the shop with a new ground floor sales area and to refurbish the existing back office, wc and stock/sort area. Details available from Auctioneers on request.**

**VENDOR'S SOLICITORS**

WGS Solicitors - Tel: 020 7723 1656  
Ref: J. Shapiro Esq - Email: js@wgs.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 £600 (including VAT) upon exchange of contracts