



6 WEEK COMPLETION

View from the Property

SITUATION

Located at the junction with Daisy Hill opposite a **Halifax** with **Ladbrokes, Scope, McDonalds, Boots** and **Yorkshire Building Society** nearby and within close proximity to Dewsbury Rail Station.

Dewsbury lies approximately 9 miles south west of Leeds City Centre and 9 1/2 miles from Bradford Town Centre and benefits from good road links via the A638 to the M1 (Junction 40) and A653 to the M62 (Junction 28).

PROPERTY

A prominent mid-terrace property comprising **2 Ground Floor Shops (one with Cellar)** with separate front entrance to a **Self-Contained Residential Upper Parts** at first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 26 (Ground Floor Shop)	Internal Width 16'11" Shop Depth 33'7" Built Depth 42' External WC Cellar: Not inspected – restricted head height.	S. Vali & F. Patel (Newsagent)	10 years from 25th March 2004	£8,500	FRI
No. 24 (Ground Floor Shop)	Internal Width 8'6" (widening to 11'6") Shop Depth 33'0" Built Depth 40'0"	I. Ahmed (Mobile Phone Accessories)	5 years and 31 days from 4th December 2010	£4,800	FRI Rent Rises to £5,800 p.a. in January 2015.
No. 24a (First and Second Floor Residential Accommodation)	Not inspected	P. Casson	From 11th July 2003 until 31st January 2016	£8,500	Note: The upper parts are sub-let as bedsits on various ast agreements.
TOTAL				£21,800	

£21,800 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

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