



**6 WEEK COMPLETION**

Lot 61 – No. 43

Lot 62 – No. 45

### SITUATION

Located opposite Scatcherd Park close to the junction with commercial street and only a short distance from Morley Town centre.

Morley lies approximately 5 miles south west of Leeds City Centre and 8 miles from Bradford Town Centre and benefits from good road links to the M62 (Junctions 27 and 28) and the M621 (Junction 1).

### PROPERTIES

Each comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

**VAT is NOT payable in respect of these Lots**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 61</b> <b>Reserve</b> <b>below</b> <b>£35,000</b>	No 43 (Shop and Upper Parts)	<b>Ground Floor Shop</b> Gross Frontage 15'2" Internal Width 14'8" Built Depth 31'0" WC <b>First Floor Ancillary</b> Not Inspected	C. M. Fu and H. Y. Fu (Chinese Takeaway)	13 years from 1st April 2008 <b>(in occupation</b> <b>over 20 years)</b>	<b>£4,900</b>	FRI
<b>Lot 62</b> <b>Reserve</b> <b>below</b> <b>£25,000</b>	No 45 (Shop and Upper Parts)	<b>Ground Floor Shop</b> Gross Frontage 15'8" Internal Width 15'2" Built Depth 30'3" WC <b>First Floor Ancillary</b> Not Inspected	S. Atkinson (Scooters) – <b>See Note 1)</b>	3 years from 1st March 2013	<b>£3,000</b> <b>(see Note 2)</b>	<b>Note 1: The tenant</b> <b>currently trades from</b> <b>another shop in Morley</b> <b>and is in the process of</b> <b>moving their business</b> <b>over to this new shop.</b> <b>Note 2: The tenant has a</b> <b>concessionary rent of</b> <b>£500 in year 1 to allow</b> <b>for fitting out and the</b> <b>Vendor will top up the</b> <b>shortfall on completion.</b>

\* Not inspected by Barnett Ross

The Surveyors dealing with these properties 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) per lot upon exchange of contracts