



6 WEEK COMPLETION

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).

PROPERTY

Comprising a **Two Ground Floor Shops plus a Double Shop** and separate rear access to **2 Self-Contained Flats** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 47a (Ground Floor Shop)	Gross Frontage 13'8" Internal Width 13'6" Built Depth 20'8"	H. Parmar (Beautician)	3 years from 1st December 2012	£3,000 (see Note)	Note: The tenant has a concessionary rent of £2,080 in year 1 and £2,400 in year 2 to allow for fit-out costs and the Vendor will top up the shortfall on completion.
No. 47a (First and Second Floor Flat)	Not inspected believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	Verbal tenancy	£3,600	AST
No. 47b (Ground Floor Shop)	Gross Frontage 14'9" Internal Width 14'7" Built Depth 35'0"	N. Zuifigarova (Hairdresser)	5 years from 1st November 2012	£2,200	The rent rises to £2,400 on 01/11/13 and £2,600 on 01/11/15.
No. 47b (First and Second Floor Flat)	Not inspected believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	Verbal tenancy	£3,600	
No 49 (Ground Floor Double Shop)	Gross Frontage 29'2" Internal Width 28'8" Built Depth 25'1"	M and A Monir (Takeaway)	10 years from 1st November 2011	£3,600	Tenant's Break 2016 and 2019 Rent increases to £3,900 in 2016 and £4,000 in 2019
TOTAL				£16,000	

* Not inspected by Barnett Ross

£16,000 per annum

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

VENDOR'S SOLICITORS
Ashley Wilson Solicitors LLP – Tel: 020 7802 4801
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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