



6 WEEK COMPLETION

SITUATION

Located in this pedestrianised retail thoroughfare close to a **Swinton, BHF, Poundstretcher** and **B&M** and only a few hundred yards from **Beales Department Store, Four Seasons Shopping Centre** and the many national retailers around Market Place. Mansfield is located approximately 10 miles north of Nottingham benefitting from good road links via the A60 and A617 which links with the M1 (Junction 29)

PROPERTY

A terraced property comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 24'9" Internal Width 24'1" Shop Depth 18'5" Built Depth 46'3" 2 WCs	S. Arin & S. Mohammed (Takeaway)	5 years from 1st April 2013	£7,000	FRI
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 14th April 2013	£3,900	AST
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC	VACANT			

TOTAL	£10,900 Plus Vacant Flat
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£10,900 per annum plus Vacant Flat

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

VENDOR'S SOLICITORS
Keith Harvey and Co - Tel: 01858 464 327
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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