



SITUATION

Occupying a prominent position in the town centre opposite a shopper's car park and market (Tuesdays & Saturdays) diagonally opposite Buxton Town Hall, close to a **Sainsburys Supermarket** and such other multiple traders as **Co-Op Food, Betfred, Lighthouse** and more.

Buxton is an attractive spa town with the highest elevation of any market town in England and known as 'The Gateway to the Peak District' lying some 21 miles south-east of Manchester and 11 miles east of Macclesfield.

PROPERTY

An attractive building comprising **2 Ground Floor Shops** plus separate front access to **Residential Accommodation** on three upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note: The tenant originally took a 20 year lease but has recently extended for a further 10 years from 2017 with a Tenant's Break in 2022.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 5 (Ground Floor Shop)	Gross Frontage 23'9" Internal Width 21'4" Shop Depth 65'7" Built Depth 81'11" Sales Area Approx 1,020 sq ft 3 WCs	William Hill Organization Ltd (Having approx. 2,300 branches)	30 years from 19th September 1997 (see Note)	£10,800	FRI by way of service charge (subject to a schedule of condition) Rent Reviews 2017 and 5 yearly
No. 6 (Ground Floor Shop & Basement)	Not Inspected	MNB Properties Ltd	999 years from 2013	Peppercorn	FRI
Residential Accommodation (First, Second and Third Floors)	Not Inspected	GAG335 Limited	999 years from 2013	Peppercorn	FRI
TOTAL				£10,800	

£10,800 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Vyman Solicitors – Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani – Email: jaymini.ghelani@vyman.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 £350 (including VAT) upon exchange of contracts