

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position on the main A59 close to **William Hill** and within this busy local shopping centre approximately 4 miles north of the city centre and just over 1 mile south of Aintree Racecourse which leads on to the M57 (Junction 57).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'8" Internal Width 17'6" Built Depth 32'0" WC	Mr Singh Mann and Mr Jespal Mann (News/Conf/Tob)	10 years from 19th December 2006	£7,430 (rising to £8,100 in December 2014)	FRI Note: We are informed that the property has been trading as a newsagent in excess of 20 years
First Floor Flat	Not inspected	Individual	125 years from 21st October 2004	£75	FRI Rent rises
TOTAL				£7,505 rising to £8,175 in Dec 2014	

£7,505 p.a rising to £8,175 in 2014

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Hamilton Downing Quinn - Tel: 020 7831 8939
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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 £350 (including VAT) upon exchange of contracts