

View opposite Property



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position opposite **Card Factory** and amongst a host of multiple traders including **Boots, Help The Aged, Hallmark, Greggs, British Heart Foundation, Iceland** and many more.

Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a **Hair/Beauty Salon** at first floor level.

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 15'2" Shop Depth 32'2" Built Depth 49'6" WC	J. Hughes (Cafe/Home Catering)	3 years from 2nd August 2013	£6,000	FRI Rent deposit of £1,500 held.
First Floor Hair Salon	Area Approx. WC	S Duke (Hair/Beauty Salon)	10 years from 15th April 2004	£4,500	FRI Rent Review 2013 Note: The tenant has been in occupation over 25 years.
TOTAL				£10,500	

£10,500 per annum

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

VENDOR'S SOLICITORS
Leigh Davis – tel: 020 7631 0302
Ref: Ms Zoe Williams – Email: zwilliams@leighdavis.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 £500 (including VAT) upon exchange of contracts