

6 WEEK COMPLETION



SITUATION

Located in an established local shopping parade in the centre of a large residential area within the same parade as **Tesco Express**, a **Dentist** and **Pharmacy**, serving the surrounding local residential community. Dunstable lies approximately 35 miles north of Central London with easy access to the M1 (Junction 11).

PROPERTY

Comprising a **Ground Floor Shop with Rear Garden** and separate rear access via a communal balcony to a **Self-Contained Flat** on the first floor. In addition, the property includes a **Garage** and benefits from use of a rear communal car park.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garage	Gross Frontage 20'11" Internal Width 19'5" Shop & Built Depth 39'6" WC Plus Garage	Mrs A. T. Cann (Hairdresser)	5 years from 31st August 2012	£10,000	FRI
First Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 21st August 2013	£7,200	AST £600 Rent Deposit held
TOTAL				£17,200	

£17,200 per annum

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

VENDOR'S SOLICITORS

Hancock Quins – Tel: 01923 650 884
Ref: Ms Linzi Van Geene – Email: lvangeene@hancockquins.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