

6 WEEK COMPLETION



SITUATION

Located in this established local parade being close to multiples such as **Dominos**, **Tesco** and **William Hill**, serving the surrounding residential area. Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and attic floors. In addition the property benefits from a rear yard.

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 17'2" Internal Width 16'11" Built Depth 62'1" WC	Recycle 4 Money (Money for Clothes)	5 years from 1st November 2012	£7,500	FRI Tenant's Break November 2014
First and Attic Floor Flat	Not inspected – Believed to be 3 Rooms Kitchen Bathroom/WC	Individual	6 months from 1st January 2014	£4,800	AST
TOTAL				£12,300	

£12,300 per annum

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

VENDOR'S SOLICITORS

J H Hart & Co – Tel: 0800 533 5792
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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 £500 (including VAT) upon exchange of contracts