



SITUATION

Occupying a prominent trading position on this busy main road location serving the surrounding residential community. Smallthorne lies approximately 5 miles north of Stoke-on-Trent, 2 miles north-east of Newcastle-under-Lyme and benefits from excellent road access via A52, A53 and M6 (Junction 16).

PROPERTY

Comprising a **Ground Floor Shop** with separate side access to **2 Self-Contained Flats** at ground and first floor levels.

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 15'8" Internal Width 15'4" Built Depth 34'0" WC	J Howell and C Noakes (Hairdresser)	2 years from 8th April 2014 (Renewal of a previous lease)	£3,120	FRI
First Floor Flat	Not Inspected - Believed to be 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 8th July 2013 (Holding over)	£3,540	AST
Rear Ground Floor Flat	Not Inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	6 months from April 2014	£4,260	AST
TOTAL				£10,920	

£10,920 per annum

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

VENDOR'S SOLICITORS
Brethertons - Tel: 01788 559520
Ref: Ms Mary Anderson - Email: maryanderson@brethertons.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