



**SITUATION**

Located on this busy main road, adjacent to the junction with Cheadle Avenue in this densely populated residential area. 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**

Forming part of an end of terrace property comprising a **Ground Floor Café.**

**ACCOMMODATION**

**Ground Floor Café**

Gross Frontage	15'8"
Internal Width	15'6"
Cafe Depth	27'4"
Built Depth	35'4"
WC	

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 250 years from March 2013 at a fixed ground rent of £150 p.a.**

**TENANCY**

The property is let on a full repairing and insuring lease to **N. Evans as a Café** for a term of 5 years from October 2013 at a current rent of **£5,200 per annum** exclusive.

**Rent Review 2016**

**£5,200 per annum**

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

**VENDOR'S SOLICITORS**

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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