



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position on the busy A58, opposite a **Wetherspoon**, close to the junction with Tuel Lane and amongst such multiples as a **Post Office, Halifax, William Hill** and **Sue Ryder** along with a large variety of local traders and being yards from Sowerby Bridge Open Market (open 4 days a week).

Sowerby Bridge lies on the A6026, 1 mile south of Halifax, some 10 miles south-west of Leeds and within 4 miles of the M62 (Junction 24).

PROPERTY

A terraced property comprising a **Ground Floor Shop and Basement** together with internal access to **Storage Accommodation** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'2"
Internal Width	17'4"
Shop Depth	20'3"
Built Depth	31'10"

Basement Storage

Area Approx 220 sq ft

First Floor Storage

2 Rooms	Area Approx 375 sq ft
Bathroom/WC	

Second Floor Storage

2 Rooms	Area Approx 290 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Wine Cellar Trading Ltd (T/O for Y/E 31/1/13 £27.6m, Pre-Tax Profit £147,000 and Net Worth £892,000) (having approx. 70 branches) as an Off Licence** for a term of 15 years from 9th January 2004 at a current rent of **£5,500 per annum** exclusive.

Rent Review 2014 (Outstanding)

Note 1: The property has been used as an Off Licence for over 23 years.

Note 2: There may be potential to convert the Upper Floors to a Flat, subject to obtaining possession and the necessary consents.

£5,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Myerson Solicitors LLP – Tel: 0161 941 4000
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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