

6 WEEK COMPLETION



SITUATION

Located close to the junction with Park Vale Road, amongst a host of multiple traders including **Boots, Help The Aged, Hallmark, Greggs, Ladbrokes, Iceland** and many more. 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

Comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor which benefits from new UPVC windows.

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 20'11" Internal Width 15'6" widening to 19'6" Built Depth 63'2" WC	Ballantyne Services (NW) Ltd (with Guarantor) (Wallpaper/Paints)	6 years from 2nd May 2014	£11,000	FRI (subject to schedule of condition). One month rent deposit held. Rent Review & Tenant's Break 2017
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 16th October 2014	£6,000 (£500 pcm)	One month rent deposit held. Refurbished in 2014 with new boiler, Kitchen units & Bathroom/WC, etc.
TOTAL				£17,000	

Note: There may be potential to erect an Advertising Hoarding on the flank wall, subject to obtaining the necessary consents.

£17,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS

Stephen D Brine Solicitors – Tel: 0151 734 5000
Ref: M. Bracey Esq – Email: martin.bracey@sdb solicitors.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