

6 WEEK COMPLETION



Photograph taken April 2014

**SITUATION**

Located close to the junction with Woodside Road in this neighbourhood parade approximately 9 miles west of Nottingham City Centre and benefitting from good road links with the M1 (Junction 25) approximately 1 mile to the west.

**PROPERTY**

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from front lay-by parking and use of a rear service road.

**ACCOMMODATION†**

**Ground Floor Shop**

Gross Frontage 19'2"  
Built Depth 37'10"

**First Floor Flat**

Believed to be 3 Rooms, Kitchen, Bathroom/WC

† Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

**TENURE**

**Leasehold to be for a term of 800 years from completion at a peppercorn ground rent.**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Darpan Controls Ltd (not in occupation)** for a term of 99 years (less 10 days) from 24th June 1969 (**thus having approx. 53 ½ years unexpired**) at a fixed rent of **£100 per annum** exclusive.

**Note: The Shop is vacant and the Flat has been sublet on an AST.**

**£100 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

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

**VENDOR'S SOLICITORS**  
W H Matthews & Co – Tel: 020 7251 4942  
Ref: D. Bristow, Esq – Email: davidbristow@whmatthews.com

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