



**SITUATION**

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **The Money Shop, Card Factory, Boots, Heron, Homebargain, Iceland** and **Greggs** being 5 miles north of Liverpool City Centre.

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**

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on two upper floors.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'2"
Internal Width	16'11"
Built Depth	69'1"
Area	Approx 1,520 sq ft

**First Floor Ancillary**

Area	Approx 580 sq ft
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**Second Floor Ancillary**

Area	Approx 370 sq ft
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**Total Area** Approx 2,470 sq ft

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Bradford & Bingley Plc (t/a Santander) (T/O for Y/E 31/03/14 £1.069bn, Pre-Tax Profit £319.1m and Net Worth £2.77bn)** for a term of 10 years from 11th May 2006 at a current rent of **£20,000 per annum** exclusive.

**Note: The Bank has an external Cash Point.**

**£20,000 per annum**

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

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

**VENDOR'S SOLICITORS**

Hamilton Downing Quinn LLP - Tel: 020 7831 8939  
Ref: M. Brahams Esq - Email: malcolmb@hamd.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