

**6 WEEK COMPLETION**



**SITUATION**

Located in this busy parade serving the surrounding residential area.  
Burton-upon-Trent is located approximately 28 miles north-east of Birmingham and 11 miles south-west of Derby.

**PROPERTY**

An terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a service area for unloading and a customer car park at the rear.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'10"
Internal Width	16'11"
Built Depth	38'6"
WC	

**First Floor Flat (Not Inspected)**

3 Rooms, Kitchen, Bathroom/WC

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

**TENURE**

**Leasehold for a term of 2,000 years from 29th September 1986 at a peppercorn ground rent.**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Ritchie Products Ltd (currently a Hairdressers)** for a term of 10 years from 28th June 2006 at a current rent of **£7,500 per annum** exclusive.



**£7,500 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**  
Aubrey David – Tel: 020 7224 4410  
Ref: Ms Hamida Dadi – Email: hdadi@aubreydavid.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