



**SITUATION**

Located within this local parade, next to the junction with Twyford Avenue in this dense residential area under a mile north of the Town Centre and Seaforth and Litherland Railway Station.

Litherland lies approx. 5 miles north of Liverpool and approx. 15 miles west of Wigan, benefitting from good road links via the M57 and M58.

**PROPERTY**

A single storey mid terrace **Ground Floor Double Shop**. The property benefits from an Off-Licence and Cash Machine.

**ACCOMMODATION**

**Ground Floor Double Shop**

Gross Frontage	38'4"
Internal Width	37'2"
Shop Depth	23'1"
Built Depth	33'4"
WC	

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Jehan Yehathugoda & Sabeena Silva as a Convenience Store** for a term of 25 years from 30th July 2014 at a current rent of **£15,600 per annum** exclusive.

**Rent Reviews 2017 and 3 yearly to higher of RPI or OMV.**

**Note: We are advised that the tenant has recently refurbished the shop at a cost of approximately £60,000.**

**£15,600 per annum**

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

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

**VENDOR'S SOLICITORS**  
Liefman Rose & Co - Tel: 0161 740 7878  
Ref: M. Rose Esq - Email: liefmanrose@gmail.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