

4 WEEK COMPLETION



SOLD PRIOR

SITUATION

Located in a prime position and conveniently situated from central...

PROPERTY

comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** on the first and second floor. In addition, the property benefits from use of a rear service road with vehicular access for unloading as well as a **Garage**.

VAT is NOT payable in respect of this Lot

FREEHOLD

FOUNDATION

Description	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Shop Frontage Shop Depth Built Depth WC	Z. Ahmed (Indian Takeaway)	16 years from 16th October 2008	£6,000	FRI Rent Reviews 2016 & 4 Yearly £3,000 Rent Deposit held
No. 26 (First & Second Floor Flat)	Individuals	99 years from 29th September 1981	£50	FRI Valuable Reversion in approx 65 ¼ years
Garage R	P. Robinson	Monthly	£420	
TOTAL			£6,470	

£6,470 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

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

JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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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