



View Opposite the Property



SITUATION

Located in the heart of the town centre opposite **Specsavers** and amongst multiples such as **NatWest, Iceland, Coral, Greggs, HSBC, WH Smith, Age UK, Subway** and many more.

Market Drayton is an attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 24'0" Internal Width 21'0" Shop Depth 29'9" Built Depth 37'0" 3 WCs'	Done Brothers (Cash Betting) Ltd (Having 1,378 Licensed Betting Offices) (T/O for Y/E 28/09/14 £417m, Pre-Tax Profit £13.97m and Shareholders' Funds £125.2m)	15 years from 10th July 2008	£15,000	FRI Rent Review 2018
First Floor Flat	1 Bedroom, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 28th July 2014	£4,080	AST Holding over.
TOTAL				£19,080	

£19,080 per annum

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

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

VENDOR'S SOLICITORS
Lanyon Bowdler – Tel: 01952 291 222
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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