



SITUATION

Located close to the junction with Canal Street forming part of a parade of shops serving the local residential area and nearby a **Co-operative Food** supermarket and a **Post Office**.

Long Eaton is a major suburb of Nottingham, lying midway between Nottingham and Derby and enjoying excellent road access via M1 (Junction 25).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** together with separate rear access to a **Self-Contained Flat** at first floor level. In addition the property benefits from a **Rear Yard** and the flat has gas central heating and double glazed uPVC windows.

FREEHOLD

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 83 (Ground Floor Shop)	Gross Frontage 13'5" Internal Width 12'11" Shop Depth 32'5" Built Depth 51'2" WC		VACANT		
No. 83a (First Floor Flat)	1 Bedroom, Living Room, Kitchen, Shower Room/WC ¹	Individual	6 months from 17th March 2015	£4,200	AST Holding over.
TOTAL				£4,200 plus Vacant Shop	

¹Not inspected by Barnett Ross.

Note: No. 79/79a College Street (shop and flat) sold for £77,000 in May 2015.

**£4,200 p.a. Plus
Vacant Shop**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

JOINT AUCTIONEERS
Wallace Jones, 27 Derby Road, Long Eaton,
Nottingham NG10 1LU Tel: 0115 946 8946 Ref: M. Glover

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