



**SITUATION**

Located close to the junction with Clayton Lane in this predominantly residential area, in the same parade as a **Londis** and other local traders, just south of the town centre. Newcastle-under-Lyme is situated approx. 40 miles north-west of Birmingham and approx. 33 miles south of Manchester and benefits from good road links via the M6 (Junctions 15 & 16) and the A50 providing access to the M1.

**PROPERTY**

An end of terrace property comprising a **Ground Floor Shop** with separate rear access via the communal car park and service area to a **2 Bed Self-Contained Flat** on the first floor. The property benefits from a **Garage** to the rear.

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

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: A similar Shop and Flat at 3 & 15 Cambridge Court producing £10,400 p.a. sold at auction in October 2015 for £102,500.**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'3"
Internal Width	16'3"
Shop & Built Depth	32'1"
Kitchen, Rear Store Area	Approx. 105 sq ft
WC	

**First Floor Flat**

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 622 sq ft)

**Plus Garage**



**Vacant Shop & Flat**

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

**VENDOR'S SOLICITORS**  
Spire Solicitors - Tel: 01953 453 143  
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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