



**SITUATION**

Located just off the main A573 High Street within an established shopping parade, opposite **Betfred** and a **Post Office** as well as being amongst a variety of local traders. Golborne lies approximately 5 miles south of Wigan and 16 miles west of Manchester and is accessible via the M6 (Junction 23).

**PROPERTY**

A corner property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

**TENURE**

**Leasehold for a term of 920 years from 1st May 1953 at a fixed ground rent of £12 p.a.**

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

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 19'8" Built Depth 42'1" (max) WC	<b>Helen Wanger (Pet Grooming and supplies)</b>	10 years from 23rd June 2014 <b>(Renewal of a previous lease)</b>	£7,280	FRI Rent Reviews 2017 & 3 Yearly
First Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 1st April 2016	£4,200	AST.
<b>TOTAL</b>				<b>£11,480</b>	

**£11,480 per annum**

The Surveyors dealing with this property are **ROY TAMARI** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**  
Shergill & Co – Tel: 020 8570 2323  
Ref: G. Shergill – Email: gurnam@shergills.co.uk

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