



**SITUATION**

Occupying a prominent trading position on this main thoroughfare (A671) amongst a variety of local and multiple traders including **William Hill**, **One Stop** and **Best-One**, just ½ a mile from Burnley Barracks Rail Station and 3½ miles from Burnley town centre. Burnley lies between Blackpool and Halifax, some 24 miles north of Manchester.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor.

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

**TENURE**

**Leasehold for a term of 999 years from 25th April 1842 (thus having approx. 825 years unexpired) at a fixed ground rent of £3.16 p.a.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 19'0" Internal Width 15'6" Shop Depth 30'9" Built Depth 46'5" 2 WCs	<b>Coral Racing Ltd (Having approx. 1,600 branches) (T/O for Y/E 27/09/14 £668m, Pre-Tax Profit £56.7m and Shareholders' Funds £299m)</b>	10 years from 24th November 2008	£12,000	FRI
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	Individual	6 months from 28th November 2015	£4,740	AST. Holding over. <b>£395 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£16,740</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.

**£16,740 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

**VENDOR'S SOLICITORS**  
Spire Solicitors LLP – 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