



SITUATION

Located at the junction with Ermine Road in this sought after residential area, adjacent to **Vets4Pets** and with a number of housing developments nearby being approx. ½ a mile of Bache Railway Station.

Upton lies approx. 2 miles north of Chester city centre which is a historic Cathedral City with an affluent surrounding catchment area lying approx. 19 miles south of Liverpool and 33 miles south-west of Manchester, enjoying easy access to the M53 (Junction 12) and the M56 (Junction 15) which leads to the M6.

PROPERTY

Forming the end unit of a detached parade comprising a **Ground Floor Shop (as part of a Triple Unit)** plus separate rear access to a **Self-Contained Flat** above. There is front lay-by parking and **the hole-in-the-wall cash dispenser is within this Unit.**

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 29th December 1967 at a fixed ground rent of £100 p.a. (thus having approx. 76 ¼ years unexpired)

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'11" Internal Width 20'0" Shop Depth 27'4" Built Depth 37'5" (max) WC	Martin McColl Ltd (Having over 1,350 branches) (T/O for Y/E 30/11/14 £462m, Pre-Tax Profit £27.9m and Shareholders' Funds £117m)	15 years from 15th September 2006	£9,000	FRI Rent Review September 2016 (Landlord quoted £11,000 p.a.)
First Floor Flat	Not Inspected	Individual	From 15th September 2006 to 25th December 2092	Peppercorn	FRI
TOTAL				£9,000	

£9,000 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

Mills Chody LLP – Tel: 020 8909 0400
Ref: Mrs Varuna Abrol – Email: vabrol@millschody.com

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