

SITUATION

Located in a prominent position in the Town Centre opposite Barclays and amongst such other multiples as WH Smith, Halifax, Cancer Research, M & Co, Betfred and many others.

Whitchurch is an attractive market town which lies just off the A41 some 14 miles south-west of Crewe and 20 miles north of Shrewsbury.

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Shop** with separate front access to **4 Self-Contained Flats** on part ground, first, second and third floors. In addition, the property benefits from use of small yard to the side.

VAT is NOT applicable to this Lot

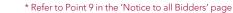
FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage20'6"Internal Width15'7"Shop Depth34'5"Built Depth59'11"WC	Nightingale House Hospice (Charity having 11 branches)	5 years from 11th November 2014	£11,000	FRI Note: The tenant did not exercise their 2015 & 2017 Break Clauses.
Part Ground, First, Second & Third Floor Flats	4 Flats – Not inspected		999 years from July 2017	Peppercorn	FRI
			τοται	£11 000	

£11,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**



VENDOR'S SOLICITORS Axiom Stone - Tel: 020 8951 6989 Ref: Ms Jaymini Ghelani - Email: jg@axiomstone.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