



SITUATION

Located close to the junction with North John Street in the heart of the town centre directly opposite **Iceland** and amongst such multiple traders as **William Hill, HSBC, Wilko, Pizza Hut** and a host of local traders.

St Helens lies approx. 11 miles north-east of Liverpool enjoying easy access to the M6 (Junction 23) and M62 (Junction 7).

PROPERTY

An end of terrace building comprising a **Ground Floor Coffee Shop/ Tea Room**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	13'4"
Shop and Built Depth	19'5"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms Mandy Stanley t/a Florries Tea Room** for a term of 3 years from 4th June 2018 at a current rent of **£6,240 per annum** exclusive.

Tenant's Break June 2020 on 3 months prior notice.

Note 1: A Rent Deposit of £1,560 is held.

Note 2: 6 week completion.



£6,240 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Joint Auctioneers

Brickman Yale
Tel: 020 8369 5640 Ref: Jason Bar-Joseph
Email: jason@brickman-yale.co.uk

Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 1335 Ref: Howard Freeman
Email: hf@freemanssolicitors.net

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**