



SITUATION

Occupying a prominent trading position within this local shopping parade, adjacent to **The Post Office**, nearby a **Boots Pharmacy** and amongst a variety of local traders, all serving the surrounding residential population.

Hadfield is a popular town located approx. 11 miles east of Manchester.

PROPERTY

A mid-terrace building comprising a **Ground Floor Double Fronted Shop** with separate rear access to a **Self-Contained Flat** on the first and attic floors. In addition, the property includes a rear yard.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth WC	32'6" 29'11" 28'0" 53'0"	Martin McColl Limited (Convenience Store having over 1,600 branches) (T/O for Y/E 26/11/2017 £713.4m, Pre-Tax Profit £27.2m and Shareholders' Funds £186.2m)	15 years from 21st November 2006	£12,850	FRI
First & Attic Floor Flat	Not Inspected	Individual	999 years from 21st November 2006	Peppercorn	FRI	
				Total: £12,850		



£12,850 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors

Spire Solicitors LLP

Tel: 01953 453 143 Ref: Colin Wright

Email: colin.wright@spiresolicitors.co.uk

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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page