



SITUATION

Occupying a prominent trading position close to the junction with the main shopping facilities of High Street within this attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

PROPERTY

Forming part of an attractive property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'7"
Internal Width	27'9"
Built Depth	50'2" (max)
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2011 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **K. Salik as an Off Licence & Convenience Store** for a term of 6 years from 2nd July 2018 at a current rent of **£7,200 per annum** exclusive.

Rent Review 2022

£7,200 per annum

The Surveyors dealing with this property are
Joshua Platt and **Jonathan Ross**

Vendor's Solicitors

Kidd Rapinet LLP

Tel: 01753 532 541 Ref: Kulwinder Dhaliwal

Email: kdhalilwal@kiddrapinet.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