



SITUATION

Located close to the junction with Queen's Road in this mixed commercial and residential area nearby such multiples as **Asda**, **Post Office**, **Coral** and **Best One Convenience Store** and a variety of local traders, approximately 1 mile north-east of the town centre. Ashton-under-Lyne lies on the main A635 under 1 mile east of the M60 (Junction 23) and approximately 5 miles east of Manchester City Centre.

PROPERTY

An end of terrace building comprising a **Ground Floor Fish and Chips Takeaway**.

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	14'1"
Internal Width	13'0"
Shop Depth	16'10"
Built Depth	33'0"
WC	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Boyko (Andy's Fish & Chips)** for a term of 10 years from 25th September 2020 (**renewal of a previous lease – in occupation for approx. 13 years**) at a current rent of **£5,200 per annum** exclusive.

Rent Review 2025

£5,200 per annum

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

Vendor's Solicitors

Memery Crystal
Tel: 020 7242 5905 Ref: David O'Dwyer
Email: david.o'dwyer@memerycrystal.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'