



SITUATION

Located just off the main A573 High Street within this established parade, adjacent to a **Post Office**, near to a **Betfred** and being amongst a host local traders.

Golborne lies approx. 5 miles south of Wigan and 16 miles west of Manchester and is accessible via the M6 (Junction 23).

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 900 years from 30th September 1938 at a fixed ground rent of £1.50 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage 15'0" Internal Width 13'2" Shop Depth 26'1" Built Depth 41'3" WC Plus Rear Yard	D. Hussain (Takeaway)	12 years from 11th March 2020 (Renewal of a previous lease – in occupation for over 11 years)	£7,500	FRI Rent Reviews 2023 and 3 Yearly linked to RPI
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	6 months from 28th January 2010 (Holding over – in occupation for over 11 years)	£3,360	AST
				Total: £10,860	

PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway** with separate front access to a **Self-Contained Flat** at first floor level. In addition, the property includes a **Rear Yard** and a **Basement Cellar (see Note)**.

Note: The Basement Cellar (not inspected by Barnett Ross) is vacant and we understand it is accessed from the rear yard.

£10,860 per annum

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

Vendor's Solicitors

Kidd Rapinet LLP
Tel: 01494 535 321 Ref: Paul Taylor
Email: p.taylor@kiddrapinet.co.uk

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'**