6 WEEK COMPLETION

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SITUATION

Located close to the junction with Walton Breck Road (A5089) serving the nearby **Robson Street Medical Centre** and the surrounding residential area approximately 700 yards away from Anfield Stadium.

VAT is NOT payable in respect of this Lot

FREEHOLD

PROPERTY

A corner building comprising a **Ground Floor Shop** with **Basement** plus separate front access to **Self-Contained Ancillary Accommodation** on first and second floors **(See Note 1).** In addition there is an **Advertising Hoarding** and a small **Yard**.

Note 1: Potential exists for the conversion of the upper parts into 2 flats, subject to obtaining the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 116/118 (Ground Floor Shop, Basement and an Advertising Hoarding – See Note 2)	**Ground Floor Shop** Gross Frontage 52'0" Built Depth (max) 21'6" GIA Approx 930 sq.ft WC **Basement** Not Inspected	**Leansave Ltd (Chemist having 2 branches) (a wholly owned subsidiary of North Meols Pharmacy Ltd – having 9 branches and an online pharmacy)**	10 years from 2nd December 2008 **(We are informed that the property has traded as a pharmacy for over 60 years)**	£8,500	Effectively full repairing (by way of service charge – subject to a schedule of condition) plus 40% contribution towards building insurance capped at £110 pa for first 5 years **Note 2: The ground floor tenant sub-lets the advertising hoarding to Primesight Ltd at a rent of £80 pa.**
No 118 (First Floor)	2 Rooms, Kitchen, WC GIA Approx 750 sq ft	VACANT			**Previously let as a Dental Laboratory at £2,600 pa**
No 118 (Second Floor)	4 Rooms GIA Approx 550 sq ft	VACANT			
Yard		VACANT			
			TOTAL	**£8,500 plus Vacant Upper Parts and Vacant Yard**	

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The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts