

6 WEEK COMPLETION



SITUATION

Located in a local retail parade close to the junction with Hinton Road.
Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

VAT is NOT payable in respect of this Lot

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access via a hatch to a **Flat** at first floor level **(See Note)**.

TENURE

Leasehold for a term of 999 years from 20th April 1959 at a fixed ground rent of £20 p.a.

Note: The Landlord has reserved the right in the lease of the shop to build and maintain an external metal staircase at any time to facilitate separate access to the flat and without compensation to the shop lessee.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'7" Internal Width 15'5" Shop Depth 31'0" Built Depth 60'0" WC	G. Jeyanathan (Off-Licence)	15 years from 16th September 2011	£9,000	FRI Rent Reviews 2016 and 2021 Tenant's Break September 2012
First Floor Flat	Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC	VACANT			

TOTAL	£9,000 plus Vacant Flat
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**£9,000 per annum
Plus Vacant Flat**

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Nelson & Co. - Tel: 01279 653 157
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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