



SITUATION

Located opposite Rochdale Station in this improving commercial area south of the town centre. Rochdale lies on the A58 approximately 10 miles north of Manchester and within easy reach of the M62 (Junction 20).

PROPERTY AND ACCOMODATION

Comprising **Two Ground Floor Shops (1 currently arranged as a restaurant)** each with internal access to **Ancillary Accomodation** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to S. Iqbal for a term of 999 years from 1st May 1903 at a fixed ground rent of **£14.98 per annum** exclusive.

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The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Ms Alison Sandler - Tel: 020 8906 4411
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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