



SITUATION

Located at the corner of McKinley Road opposite a **Co-op Supermarket** and within the same parade as **Boots** and close to a variety of local traders all serving the surrounding residential area.

Llandudno is the principal commercial centre of North Wales and a major tourist attraction for holidaymakers, situated close to the A55 Expressway, 48 miles west of Chester and 23 miles east of Bangor.

PROPERTY

A corner property comprising a **Ground Floor Take-away** with separate side access to a **Self-Contained Maisonette** at First & Second floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-away	Gross Frontage 16'8" Internal Width (max) 18'9" Built Depth 36'4" WC	Mr & Mrs N Cetin (Pizza/Kebab Take-away) (having 2 branches)	15 years from 4th May 2004	£8,320	IRI (subject to a Photographic Schedule of Condition) Rent Review 2014 Tenant's Break 2013 & 2016
First & Second Floor Maisonette	3 Rooms, Kitchen, Bathroom/WC	Mrs N Cetin	6 months from 2nd June 2008	£2,480	AST Holding Over
TOTAL				£10,800	

Note 1: There is a formal assignment of the Shop lease taking place to the current occupiers, Mr and Mrs N Cetin, but this has not yet been signed.

Note 2: We understand that the tenant holds a licence to sell alcohol.

Note 3: At the time of our inspection there were 6 staff working at the premises.

£10,800 per annum

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

VENDOR'S SOLICITORS
Vincent, French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrji - Email: info@vfb.co.uk

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