



6 WEEK COMPLETION

The Property



SITUATION

Located in the town's main pedestrianized thoroughfare, adjacent to **Specsavers**, opposite **B&M** and close to **Barclays, Thomas Cook, Halifax, NatWest, Sports Direct, Bon Marche, Savers** and others. Barrow lies on the Furness Peninsula some 34 miles from Kendal and the M6 (Junction 36).

PROPERTY

A terraced property comprising a **Ground Floor Shop with Take-away use** and **Basement Storage** plus internal access to a **Self-Contained Maisonette** on 3 upper floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'2" Internal Width 16'10"
Built Depth 33'0"
WC

Basement

Storage – Not inspected

First, Second & Third Floor Maisonette

Not inspected – Believed to be 6 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

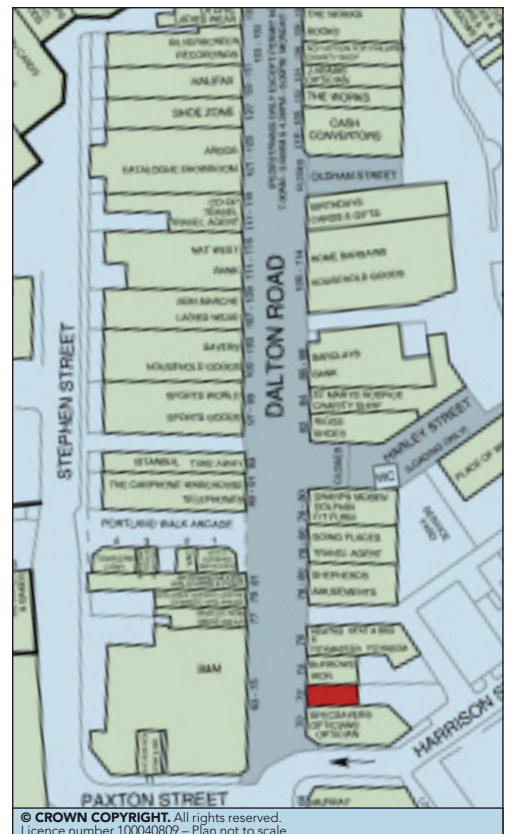
The entire property is let on a full repairing and insuring lease to **Z. M. Liu** as a **Chinese Take-away with Alcohol Licence** for a term of 20 years from 9th June 2010 at a current rent of **£14,000 per annum** exclusive (See Note 1).

Rent Reviews 2013 and 4 yearly

Note 1: The tenant pays 10 months rent per year (£11,166.66) until June 2013, but the Vendor will make up the shortfall to the buyer at completion.

Note 2: We understand that the tenant lives in the maisonette and that the entire property was recently refurbished for which the Vendor contributed £40,000.

Note 3: There is a Rent deposit of £1,166 held.



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Licence number 100040809 – Plan not to scale

£14,000 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