

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Millenium Way, only a few hundred yards from **Sunderland Football Club (The Stadium of Light)** and **Stagecoach** North East Head Office, 1 ½ miles from the city centre and within close proximity of St Peters Station (Tyne & Wear Metro).
Sunderland is located approximately 12 miles south east of Newcastle and benefits from good road links via the A19 and A1(M).

PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway** with separate front access to a **Self-Contained Flat** at first 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 Shop	Gross Frontage 20'11" Internal Width 15'7" Shop Depth 30'1" Built Depth 61'5" Rear Store Area Approx 225 sq ft External WC	E Qurbani (Takeaway)	25 years from 30th January 2007	£10,400	FRI Rent Reviews 2012 & 5 yearly
First Floor Flat	3 Rooms, Kitchen, Shower Room/WC	VACANT			Central Heating (Not Tested) & Double Glazed Windows

TOTAL	£10,400 Plus Vacant Flat
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£10,400 per annum Plus Vacant Flat

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Vincent French & Browne - Tel: 020 7831 4994
Ref: Ms Jill Mehrjl - 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