



SITUATION

Occupying a busy trading position within this retail thoroughfare in the main town centre amongst a host of multiple retailers including **Greggs, Thomas Cook, Sayers, Johnsons, Motor World, Age UK, Wetherspoon** and many more. In addition, Runcorn market takes place on Tuesday, Thursday, Friday & Saturday. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to first floor **Residential Accommodation**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"	Internal Width	16'4"
Shop Depth	42'3"	Built Depth	60'3"

WC

First Floor Residential

5 Rooms, Bathroom/WC

VAT is NOT payable in respect of this Lot FREEHOLD

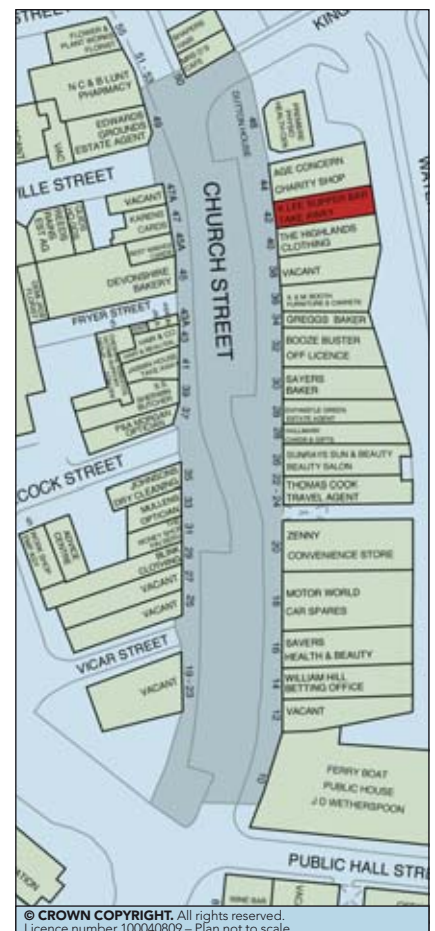
TENANCY

The entire property is let on a full repairing and insuring lease to **Ms S F Shum as a Chinese Takeaway** for a term of 15 years from 13th March 2007 (**in occupation for over 15 years**) at a current rent of **£16,000 per annum** exclusive.

Rent Review March 2012 (not yet actioned).

£16,000 per annum

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



© CROWN COPYRIGHT. All rights reserved.
Licence number 100040809 - Plan not to scale

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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