

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position adjacent to **Tesco Express** and a **Post Office** close to the junction with Arkholme Avenue.

Blackpool is one of England's most popular holiday destinations which is accessed via the M55 which links with the M6 and lies some 49 miles north-west of Manchester.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on two upper floors. There are also **2 Garages** to the rear of the property.

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 23'4" Internal Width 20'6" Shop and Built Depth 48'10" WC	William Hill Organisation Ltd (Having approx. 2,300 branches)	10 years from 10th August 2007	£15,000	FRI Rent Review August 2012
First and Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	Individual		£5,760	AST
Garage 1		Individual	Licence since 2003	£480	
Garage 2					

VACANT

*Not inspected by Barnett Ross

TOTAL	£21,240 plus Vacant Garage
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£21,240 per annum Plus Vacant Garage

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Vyman Solicitors - Tel: 020 8427 9080
Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.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