

6 WEEK COMPLETION



SITUATION

Located just off the A635 Doncaster Road near a **Coral** and serving the surrounding residential community of Kendray just over 2 miles east of the town centre and 3 ½ miles east of the M1 (Junction 37).

VAT is NOT payable in respect of this Lot

PROPERTY

A detached parade comprising **7 Ground Floor Shops** (6 intercommunicating) forming a large convenience store with separate rear access to **6 Self-Contained Flats** on two upper floors. There is rear servicing and designated parking for 6 cars.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor (7 Shops)	Single Shop (Takeaway) Gross Frontage 21'6" Built Depth 35'7" 6 Intercommunicating Shops Internal Width 102'7" Shop Depth 32'7" Built Depth 35'7" Sales Area Approx. 3,135 sq ft Storage Area Approx. 1,080 sq ft 2 WCs Total Area Approx. 4,215 sq ft	Day & Nite Stores Ltd (A wholly owned subsidiary of T & S Stores Ltd t/a One Stop) (Having over 500 branches) (Part of Tesco PLC)	25 years from 26th September 1994	£21,500	Repairing and insuring Rent Review 2014 We understand that the lessee sublets one of the shops as a take-away
First & Second Floors (6 Flats)	Not Inspected	Individual	999 years from 29th September 1997	Peppercorn	FRI
TOTAL				£21,500	

£21,500 per annum

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

VENDOR'S SOLICITORS

Henry Hughes & Hughes – Tel: 020 8765 2700
Ref: S McGuire Esq – Email: spm@henry-hughes.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