



6 WEEK COMPLETION

SITUATION

Located within this busy shopping square amongst multiples such as **Coral, Lloyds TSB, Reeds Rains** and **William Hill** being yards from further multiples on the High Street. Tunstall lies approximately 5 miles north of Stoke-on-Trent, 2 miles north-east of Newcastle-under-Lyme and benefits from excellent road links via the A52, A53, A34 and the M6 (Junction 16).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with **Basement Storage** plus internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'2"
Internal Width	14'7"
Built Depth	55'2"
WC	

Basement

Storage Area	Not Inspected
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First Floor Ancillary

Area	Approx 750 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **R Mellor (Household Goods)** for a term of 2 years from 1st April 2011 at a current rent of **£7,000 per annum** exclusive.

Note 1: There is a rent deposit held of £1,750.

Note 2: The lease is excluded from s.24-28 of the Landlord and Tenant Act 1954.



£7,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS

Goodman Derrick LLP - Tel: 020 7404 0606
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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