

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with London Street, adjacent to **Boots the Chemist** and **Ladbrokes**, and amongst such other occupiers as **Peacocks**, **Iceland**, **Superdrug**, **RBS**, **KFC**, **Scope** and others. The busy London Street tram stop is located directly in front of the property.

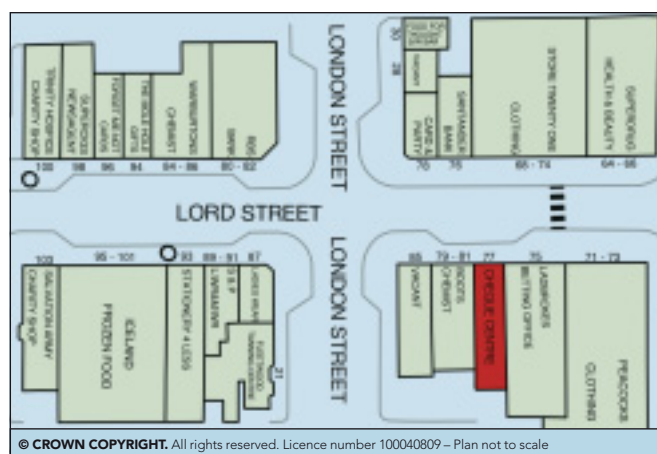
Fleetwood is a popular resort town located some 8 miles north of Blackpool and 20 miles south-west of Lancaster.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 16'1" Internal Width 15'5" Shop Depth 29'8" Built Depth 71'9" 2 WCs	Cheque Centres Limited (Having over 450 branches)	10 years from 20th May 2012	£11,000	FRI Rent Review and Tenant's Break 2017
First and Second Floor Flat	Not Inspected	Streamam Ltd	125 years from completion	£100	FRI
TOTAL				£11,100	

£11,100 per annum

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

VENDOR'S SOLICITORS

Mel Goldberg Law - Tel: 020 7355 0310
Ref: C. Ledward Esq - Email: hskipper@melgoldberg.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