



SITUATION

Occupying a prominent trading position in this busy neighbourhood shopping precinct on the main A551 Upton Road, close to the junction with Hoylake Road some 5 miles west of Liverpool City centre.

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'11"
Internal Width	16'2"
Shop Depth	39'9"
Built Depth	46'3"
WC	

First and Second Floor Flat

Not Inspected – Believed to be 4 Rooms, Kitchen, 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 **N. Goodall as a hair salon** for a term of 15 years from 8th February 2002 at a current rent of **£12,000 per annum** exclusive.

Note: The flat is sub-let on an AST

£12,000 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