

6 WEEK COMPLETION



SITUATION

Located in this busy local shopping centre serving the surrounding residential area opposite **Co-op Food**, adjacent to **William Hill** and amongst such other multiples as **NatWest**, **Corals** and **Lidl** with **Iceland** and **Barclays** close by. The property lies 2 ½ miles south east of Luton Town Centre and benefits from good road links via the M1 (Junction 11) which is approximately 1 mile to the south.

PROPERTY

An attractive mid terrace property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor levels.

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 18'1" Internal Width 17'1" Shop Depth 46'0" Built Depth 69'10" WC	Greggs Plc (having over 1,400 branches) (T/O for Y/E 31/12/11 £701m, Pre-Tax Profit £60.5m and Net Worth £206.53m)	10 years from 26th March 2012	£12,500	FRI Rent Review and Tenant's Break 2017 on 6 months' notice
First and Second Floor Flat	Not Inspected	Individual	125 years from 24th June 2011	£100	FRI
TOTAL				£12,600	

£12,600 per annum

The Surveyors dealing with this property are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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 £350 (including VAT) upon exchange of contracts