

**6 WEEK COMPLETION**



**SITUATION**

Occupying a busy trading position within this retail thoroughfare in the main town centre adjacent to **Motor World** and amongst such multiple retailers including **Greggs, William Hill, Savers, Age UK, Wetherspoon** and many more. In addition, Runcorn Market takes place outside the property on Tuesdays. Runcorn is an important commercial centre lying some 15 miles south-east of Liverpool and is accessible via the M56 (Junction 12).

**PROPERTY**

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	16'11"
Internal Width	16'8"
Shop and Built Depth	71'4" (max)
WC	

**VAT is NOT payable in respect of this Lot**

**£11,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

**TENURE**

**Leasehold for a term of 999 years from completion at a Peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **L & H Northwest Ltd (t/a Sunrays Suns and Beauty)** for a term of 3 years from 1st December 2012 at a current rent of **£11,000 per annum** exclusive.



**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