

6 WEEK COMPLETION



SITUATION

At the junction with Grove Street and School Street within easy walking distance of Dewsbury Rail Station. Dewsbury lies approximately 9 miles south west of Leeds City Centre and 9 ½ miles from Bradford Town Centre and benefits from good road links via the A638 to the M1 (Junction 40) and A653 to the M62 (Junction 28).

PROPERTY

An end of terrace property comprising a **Ground Floor Shop** with **Basement** plus separate front access to **Self-Contained Beauty Salon** on first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop and Basement	Ground Floor Shop Gross Frontage 34'3" Internal Width 27'9" (widening to 31'4") Shop Depth 39'0" Built Depth 44'0" 2 WCs Area Approx 1,545 sq ft Basement Area Approx 905 sq ft Total Area Approx 2,450 sq ft	PAB Estate Limited (with Guarantor) (Estate Agents)	5 years from 1st February 2011	£10,500 (See Note)	FRI Note: The rent is currently £10,000 rising to £10,500 in July 2013 and the Vendor will top up the rent shortfall on completion.
First and Second Floor Beauty Salon	Not Inspected	J. Lambert (Beauty Salon)	3 years from 25th January 2011	£4,000	
TOTAL				£14,500	

£14,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Ashley Wilson Solicitors LLP – Tel: 020 7802 4801
Ref: T Wilson Esq – Email: twilson@ashleywilson.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 £600 (including VAT) upon exchange of contracts