

**6 WEEK COMPLETION**



**SITUATION**

Located opposite Scatcherd Park close to the junction with Commercial Street and only a short distance from Morley Town centre.

Morley lies approximately 5 miles south west of Leeds City Centre and 8 miles from Bradford Town Centre and benefits from good road links to the M62 (Junctions 27 and 28) and the M621 (Junction 1).

**PROPERTIES**

Each comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level.

**VAT is NOT payable in respect of these Lots**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Lot	Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 80</b> <b>Reserve below</b> <b>£20,000</b>	No. 39 (Ground Floor Shop and Upper Parts)	<b>Ground Floor Shop</b> Gross Frontage 11'9" Internal Width 11'0" Built Depth 19'4" WC <b>First Floor Ancillary</b> Not Inspected				<b>VACANT</b> (See Note)
<b>Lot 81</b> <b>Reserve below</b> <b>£20,000</b>	No 41. (Ground Floor Shop and Upper Parts)	<b>Ground Floor Shop</b> Gross Frontage 12'2" Internal Width 11'9" Built Depth 30'0" WC <b>First Floor Ancillary</b> Not Inspected	<b>A. Kinder (Barber)</b>	2 years from 1st November 2006	£1,903	

\* Not inspected by Barnett Ross

The Surveyors dealing with these properties are  
**MATTHEW BERGER** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Ashley Wilson Solicitors LLP - Tel: 020 7802 4801  
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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 £600 (including VAT) per lot upon exchange of contracts