



SITUATION

Located at the junction with Irene Avenue within this neighbourhood parade serving the surrounding residential community.

Tunstall lies approximately 5 miles north of Stoke-on-Trent, 2 miles north-east of Newcastle-under-Lyme and benefits from excellent road links via the A52, A53, A34 and the M6 (Junction 16).

VAT is payable in respect of this Lot

PROPERTY

A corner building comprising a **Ground Floor Double Shop** with separate side access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a rear enclosed service yard and parking area and there is ample street parking for customers immediately to the front of the parade.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 30'2" Internal Width 29'9" Built Depth 62'1"(max) WC GIA Approx 1,700 sq ft	Total Retail (UK) Limited t/a Spar (Having 12 branches)	15 years from 24th November 2013 (trading as a Spar for over 25 years)	£10,000	FRI Rent Reviews 2018 and 2023 Tenant's Break 2023 Note: There is a £2,500 Rent Deposit held.
First Floor Flat	Not inspected	Individual	125 years from 25th March 2006	£100	FRI
TOTAL				£10,100	

£10,100 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **MATTHEW BERGER**

VENDOR'S SOLICITORS

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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 £500 (including VAT) upon exchange of contracts