

6 WEEK COMPLETION



Fitting out - due to
start trading
February 2014

SITUATION

Located at the junction with Carlton Avenue, adjacent to a **SPAR**, and 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).

PROPERTY

A corner building comprising **2 Self-Contained Ground Floor Shops** with separate front access to a **Self-Contained Flat** on the first floor. There is ample street parking for customers immediately to the front of the parade.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation*	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop (No. 133)	Gross Frontage 15'2" Internal Width 14'10" Built Depth 32'8" WC	M Adams (Hairdresser)	1 year from 11th June 2012 (Holding over - See Note)	£3,000	IRI
Ground Floor Shop (No. 135)	Gross Frontage 15'2" Internal Width 14'10" Built Depth 32'8" WC	C Foster (DIY/Hardware)	3 years from 17th January 2014	£4,160	FRI Tenants Break July 2015 subject to a 3 monthly rent penalty. 3 month rent deposit held
First Floor Flat (115 Carlton Avenue)	Not inspected	Individual	125 years from 25th March 2006	£100	FRI
TOTAL				£7,260	

*Not inspected internally by Barnett Ross

Note: The tenant has verbally advised that she is willing to enter into a new lease at £3,600 p.a. The adjoining unit (No. 135) is a similar size and was recently let at £4,160 p.a.

£7,260 per annum

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

VENDOR'S SOLICITORS

KHH Law LLP - Tel: 020 8800 8866
Ref: N. Hanan, Esq - Email: nigelhanan@khhlaw.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 £500 (including VAT) upon exchange of contracts