



6 WEEK COMPLETION

SITUATION

Located in this busy parade serving the surrounding residential area.
Burton upon Trent is located 28 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property benefits from use of a service area for unloading and customer car park at the rear.

ACCOMMODATION

No. 11 - Ground Floor Shop

Gross Frontage	15'6"
Internal Width	15'4"
Built Depth	38'6"
WC	

No. 10 - First Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 2,000 years from 29th September 1986 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Ritchie Products Ltd (currently a tanning studio)** for a term of 15 years from 29th September 1995 (Holding Over) at a current rent of **£7,400 per annum** exclusive.



£7,400 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Brecher - Tel: 020 7563 1000
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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