

6 WEEK COMPLETION



Photo graph taken April 2014

SITUATION

Located close to the junction with Woodside Road in this neighbourhood parade approximately 9 miles west of Nottingham City Centre and benefitting from good road links with the M1 (Junction 25) approximately 1 mile to the west.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. The property benefits from front lay-by parking and use of a rear service road.

ACCOMMODATION†

Ground Floor Shop

Gross Frontage 38'0"
Built Depth 37'10"

First Floor Flat

Believed to be 4 Bedrooms, Living Room, Kitchen, Bathroom/WC & Shower Room/WC

† Not inspected by Barnett Ross

VAT is NOT payable in respect of this Lot

TENURE

Leasehold to be for a term of 800 years from completion at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **T. Manan** for a term of 99 years (less 10 days) from 24th June 1969 (**thus having approx. 53½ years unexpired**) at a fixed rent of **£100 per annum** exclusive.

Note: The shop trades as a General Store and the Flat has been sublet at £5,940 p.a. (£495 pcm).

£100 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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