

6 WEEK COMPLETION

View from the Property



SITUATION

Occupying a prominent trading position opposite a recently opened **Iceland** in this established parade opposite a free customer car park, close to **Ladbrokes** and **Betfred** being within close proximity of a modern retail development which includes **Dominos**, **Fulton Foods**, **Barnardos** and **Card Factory**.

Clay Cross lies approximately 15 miles north west of Nottingham, 6 miles south of Chesterfield and benefits from good road access via the M1 (Junctions 28 & 29).

PROPERTY

A terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	26'2"
Internal Width	24'1"
Shop and Built Depth	23'4"

First Floor Ancillary

Area	Approx 405 sq ft
WC	

TENANCY

The entire property is let on a full repairing and insuring lease to **News For You Limited (with 2 personal Guarantors) (see Note) as a Newsagent** for a term of 25 years from 7th December 1999 at a current rent of **£10,800 per annum** exclusive.

Rent Reviews 2014 & 5 yearly

Note: There is an Authorised Guarantee Agreement from Newsplus Group Limited (having 19 branches).

£10,800 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

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

VENDOR'S SOLICITORS

Harold Benjamin – Tel: 020 8422 5678
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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