

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position close to the junction with Old Cross Street and under 250 yards from Ashton-under-Lyne Town Centre.

Ashton-under-Lyne lies on the main A635 under 1 mile east of the M60 (Junction 23) and approximately 5 miles east of Manchester City Centre.

PROPERTY

A terracing property comprising a **Ground Floor Shop and Basement** with separate rear access to a **Self-Contained Flat** above. There is ample free parking in the surrounding area.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	12'4"
Internal Width	11'9"
Built Depth	50'2" (max)
WC	

First Floor Flat

Not inspected - Believed to be 2 Rooms, Kitchen, Bathroom/WC

£12,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **P. A. Worrall as a Take-away** for a term of 10 years from 28th March 2014 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2017 and 3 yearly to higher of OMV or RPI

Tenant's Break 2019 on payment of £2,500 penalty.

Note: The Flat is sub-let.

VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose Esq - Email: liefmanrose@gmail.com

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