



SITUATION

Located just off the main A573 High Street within an established shopping parade amongst a variety of local traders.

Golborne lies approximately 5 miles south of Wigan and 16 miles west of Manchester and is accessible via the M6 (Junction 23).

PROPERTY

A corner property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 920 years from 1st May 1953 at a fixed ground rent of £12 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 19'8" Built Depth 42'1" (max) WC	Helen Wagner (Pet grooming and supplies)	10 years from 23rd June 2014 (Renewal of a previous lease)	£7,280	FRI
First Floor Flat	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from April 2015	£4,200	AST
TOTAL				£11,480	

£11,480 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

VENDOR'S SOLICITORS

Liefman Rose & Co - Tel: 0161 740 7878
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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