



SITUATION

Located in the heart of the town centre, opposite the Town Square, adjacent to a **Betfred** and amongst other such multiples as **Ladbrokes, NatWest, Barclays, Entwistle Green, TSB, Mind** and **Cancer Research**. In addition, there is an **Asda Superstore** close by. Rawtenstall lies approx. 16 miles north of Manchester, 10 miles east of Blackburn and benefits from good road links via the A682 which connects to the M65 and M66.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop and Basement** with separate rear access to **2 Self-Contained Flats** on the first floor and attic. In addition, the property includes a rear yard which can also be accessed via Lord Street.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st May 1863 at a fixed ground rent of £7 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Gross Frontage 15'4" Internal Width 13'10" (max) Shop Depth 28'2" Built Depth 58'1" Ext. WC Basement Area Approx. 230 sq ft	Richard Coop (Dog Groomers – see Note)	5 years from 31st October 2014	£7,500	FRI Note: The business was set up in 2001 and relocated to these premises as more space was required.
First Floor & Attic (2 Flats)	Not inspected	Individual	999 years (less 3 days) from 1st May 1863	Peppercorn	FRI
TOTAL				£7,500	

£7,500 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS
Axiom Stone Solicitors – Tel: 020 8422 1181
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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