



SITUATION

Occupying a prominent trading position on this main thoroughfare (A671) amongst a variety of local and multiple traders including **Barclays Bank, Santander, Post Office, Bargain Booze** and **The Original Factory Shop**, just under 3 miles from Burnley Barracks Rail Station and 3 miles from Burnley town centre. Burnley lies between Blackpool and Halifax, some 24 miles north of Manchester.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 16 (Ground Floor Shop)	Gross Frontage 19'2" Internal Width 16'2" (max) Shop Depth 16'4" Built Depth 41'7" WC	Mr D Stevenson t/a The Friary (Fish & Chip Shop having 2 branches)	20 years from 1st January 2014	£6,000	FRI Rent Reviews 2018 and 5 yearly. £1,500 Rent Deposit held.
No. 16a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	2 individuals	6 months from 20th August 2014	£4,080	AST Holding over.
TOTAL				£10,080	

£10,080 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

VENDOR'S SOLICITORS

Harrison Drury – Tel: 01524 548 967
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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