

View of most of the garages

6 WEEK COMPLETION



SITUATION

Located to the rear of this well established shopping parade which includes a **Spa**, **McColl's** and a **Pharmacy** as well as being nearby a **Coral**, all serving the surrounding residential area.

Stafford is situated approx. 25 miles north of Birmingham and 14 miles south of Stoke-on-Trent, benefiting from excellent road links being just 3 miles from the M6 (Junction 13).

PROPERTY

Comprising:

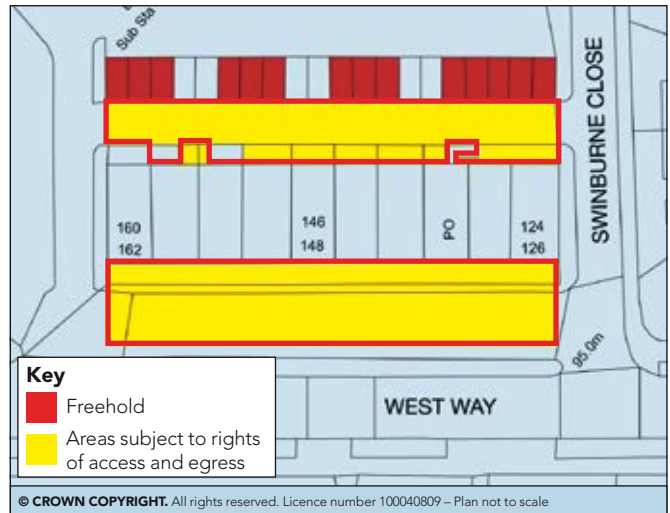
- **14 Garages.**
- **Rear service road and part of the front service road that adjoins Nos. 124/162 West Way, subject to any rights of access and egress thereover.**

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Garage Nos. 43, 44, 45, 46, 47, 50, 51, 52, 55, 56, 57, 60, 61 & 62	14 Garages	Mr & Mrs M. J. Stagonnakis	Each 99 years from 24th June 1989 (each having approx. 71½ years unexpired)	£210 (£15 per garage)	Each FRI (Rent rising to £280 p.a. in 2039 and to £490 p.a. in 2064).
TOTAL				£210	



Note: There is a large residential development taking place directly in front of the Garages.

£210 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
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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