

**COMPLETION 24TH JUNE 2018**



### SITUATION

Located at the junction with School Lane, amongst a variety of local traders all serving the surrounding residential area. Litherland lies approx. 4¾ miles north of Liverpool City Centre and 30 miles west of Manchester benefitting from good transport links via Seaforth & Litherland Station (Merseyrail) and within easy reach of Dunnings Bridge Road that connects to the M57 and M58.

### PROPERTIES

Forming part of a local parade comprising **2 single storey Ground Floor Shops**.

**VAT is NOT applicable to these Lots**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 35</b> *Reserve below <b>£30,000</b> (Gross Yield <b>11.7%</b> )	No. 75 (Ground Floor Shop)	Gross Frontage 17'11" Internal Width 16'8" Shop Depth 24'11" Built Depth 31'6" WC	<b>Ronald Draper</b> (Newsagent)	10 years from 24th June 2010 (In occupation since 2000)	<b>£3,496</b> (rising to <b>£3,583 p.a.</b> in June 2019 – see Note 1)	FRI <b>Note 1: Rent increases</b> annually by 2.5% p.a. on previous year.
<b>Lot 36</b> *Reserve Below <b>£30,000</b> (Gross Yield <b>11.9%</b> )	No. 77 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 16'6" Shop & Built Depth 33'1"	<b>Denise Thomas</b> (Hair Salon having 2 branches)	10 years from 1st June 2007 (In occupation since 2002)	<b>£3,583</b>	FRI <b>Holding over.</b> <b>Note 2: The tenant also</b> trades from the adjoining shop (No. 79) which is not included in this sale.

The Surveyors dealing with these properties are  
**STEVEN GROSSMAN** and **ELLIOTT GREENE**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

### VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8951 6989  
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

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 £750 (including VAT) per Lot upon exchange of contracts