



**6 WEEK COMPLETION**

**SITUATION**

Located within the main town centre close to the junction with Howletts Hill amongst such occupiers as **Blockbusters, Alliance Pharmacy** and the **Post Office**. Wisbech lies midway between Peterborough and King's Lynn benefiting from good road links via the A47 which leads to the A1.

**PROPERTY**

A mid terrace property comprising a **Ground Floor Double Restaurant** with separate rear access via a communal staircase to **3 Bedsits** on the First Floor. In addition, the property includes a **Garage** and **3 Car Parking Spaces** and benefits from the use of a rear service road for loading.

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 125 years from completion at a fixed ground rent of £100 pa.**

**ACCOMMODATION**

**Ground Floor Restaurant (52 covers)**

Gross Frontage	41'2"
Net Frontage	36'10"
Restaurant Depth	25'5"
Built Depth	73'9"
Function Room	Area Approx 285 sq.ft
Kitchen/Store	Area Approx 365 sq.ft
Garage currently used for storage	16'2" x 7'9"
2 WC's	

**First Floor – 3 Bedsits**

Not inspected – Each believed to be 1 Room with en-suite Bathroom/WC

**TENANCY**

The property is let on a full repairing and insuring lease to M. N. Uddin as an Indian Restaurant for a term of 21 years from 15th September 2003 at a current rent of **£20,000 per annum** exclusive.

**Rent Reviews Sept 2009 (Outstanding)** and 3 Yearly

**Note: We understand the tenant sub-lets the bedsits.**

**£20,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **GREG CORIN**

**VENDOR'S SOLICITORS**

Keith Harvey & Co, 43 High Street, Market Harborough, Leicestershire LE16 7AQ, Tel: 01858 464327, Ref: K Harvey Esq

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 £250 (including VAT) upon exchange of contracts