



SITUATION

Located opposite Llanfairfechan Infants School near an **HSBC**, **Co-Op** and **Spar** serving the surrounding residential area.

Llanfairfechan is an attractive village lying just off the A55 some 7 miles west of Llandudno and 6 miles east of the Menai Bridge.

PROPERTY

A terraced property arranged as a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above. In addition, the property benefits from a rear service road for unloading

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 35' 11" Net Frontage 33' 1" Shop Depth 22' 4" Built Depth 57' 0" WC	P Edwards, E Jones and T Ogbu (Charity Shop)	20 years from 6th January 1992	£8,653	FRI Note: The previous tenant was Moss Chemists and the original tenant was Unichem Retail Ltd
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC*	Individual	From 20th April 2009 to 31st March 2010	£5,280	AST

* Not inspected by Barnett Ross

TOTAL	£13,933
--------------	----------------



£13,933 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Dawsons, 2 New Square, Lincolns Inn, London WC2A 3RZ
Tel: 020 7421 4800. Ref: M Codd 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