

6 WEEK COMPLETION



SITUATION

Occupying a prominent position close to the junction with Station Road and Manchester Road adjacent to **Tote Bookmakers** and amongst a host of local traders some 4 miles north west of Manchester City Centre.

VAT is NOT payable in respect of this Lot

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 13'0" Net Frontage 12'8" Built Depth 38'0" WC	Paul O'Keefe (Cafe)	Tenancy at Will	£4,000	
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC	VACANT			

TOTAL	£4,000 plus Vacant Flat
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**£4,000 per annum
plus Vacant Flat**

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

JOINT AUCTIONEERS
Carr and Hume, Boundary House, 210 Folly Lane, Swinton,
Manchester M27 0DD. Tel: 0161 794 4331. Ref: N Craig Esq.
VENDOR'S SOLICITORS
Zeckler and Co, 82 Holloway Road, London N7 8JG
Tel: 020 7607 7780. Ref: J Zeckler 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