

**6 WEEK COMPLETION**



**SITUATION**

Located at the corner of Hollar Road in a prominent trading position on this busy retail shopping centre directly opposite **Tesco Express** and a host of other local traders. The area is within close proximity to Rectory Road Mainline Station and well served by various bus routes.

**PROPERTY**

An impressive property comprising a **Large Ground Floor Double Shop** with **Basement (under No. 64)** and with separate front access to **2 Self-Contained Flats** above No. 62 and separate side access to **2 Self-Contained Flats** above No. 64. In addition, there is a rear **Lofty Workshop** (currently used for car repairs) accessed from Batley Place with a **Basement (under No. 62)**.

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

**FREEHOLD**



**£78,872 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**

Fladgate LLP, 25 North Row, London, W1K 6DJ  
Tel: 020 7323 4747. Ref: J Scharfer 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

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	<b>Ground Floor Double Shop</b> Gross Frontage 33'0" Net Frontage 32'2" Shop Depth 44'3" Built Depth 61'0" <b>Basement (under No. 64)</b> Area Approx 805 sq ft WC	S. Enol & Y. Awatli (Grocers)	25 years from 24th June 1991	£34,320	FRI <b>Rent Review &amp; Tenants Break 2011</b>
Rear Workshop & Basement	<b>Rear Workshop</b> Area Approx 594 sq ft <b>Basement (under No. 62)</b> Area Approx 665 sq ft WC		Tenancy at Will	£8,840	If the Rear Workshop and Basement becomes vacant, the Landlord is obliged to offer the premises to the shop tenant at a market rent.
No. 62a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC*	Individual	6 months from 23rd July 2009	£8,580	AST Holding over
No. 62b (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC*	Individual	6 months from 9th November 2009	£9,720	AST
No. 64a (First Floor Flat)	2 Rooms, Kitchen, Bathroom/WC*	2 Individuals	6 months from 15th January 2010	£7,800	AST
No. 64b (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC*	Individual	6 months from 8th October 2009	£9,612	AST
<b>TOTAL</b>				<b>£78,872</b>	

\*Not inspected by Barnett Ross