



**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**

Forming part of a mid terrace property comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	19'8"
Net Frontage	19'2"
Shop Depth	14'4"
Built Depth	24'9"
WC	

**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.**

**TENANCY**

The property is let on a full repairing and insuring lease to R. F. Ahmed as a Hairdressers for a term of 7 years from 1st January 2010 at a current rent of **£5,400 per annum** exclusive.

**Rent Review 2013**

**Note: The tenant has been in occupation for 3 years.**

**£5,400 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