



SITUATION

Located in this busy town centre position, close to the junction with Regina Road and amongst such multiples as **The Money Shop, Card Factory, Boots, Heron, Homebargain, Iceland** and **Greggs** being 5 miles north of Liverpool City Centre.

Liverpool is a major commercial centre with excellent transport links via the M57, M58 and M62 which connects with the M6 some 35 miles west of Manchester.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** on two upper floors.

VAT is payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'2"
Internal Width	16'11"
Built Depth	69'1"
Area	Approx 1,520 sq ft

First Floor Ancillary

Area	Approx 580 sq ft
------	------------------

Second Floor Ancillary

Area	Approx 370 sq ft
------	------------------

Total Area Approx 2,470 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Bradford & Bingley Plc (t/a Santander) (T/O for Y/E 31/03/14 £1.069bn, Pre-Tax Profit £319.1m and Net Worth £2.77bn)** for a term of 10 years from 11th May 2006 at a current rent of **£20,000 per annum** exclusive.

Note: The Bank has an external Cash Point.

£20,000 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Hamilton Downing Quinn LLP - Tel: 020 7831 8939
Ref: M. Brahams Esq - Email: malcolmb@hamd.co.uk

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 £500 (including VAT) upon exchange of contracts