

6 WEEK COMPLETION

The Property



SITUATION

Located within the established parade close to **Coral**, **Co-Op Food** and **Lloyds Pharmacy** serving the surrounding residential area of Chesterton approximately 2 1/2 miles north of the Town centre.

Newcastle-under-Lyme lies approximately 4 miles north-west of Stoke-on-Trent and 3 miles from the M6 (Junction 15).

VAT is NOT payable in respect of this Lot

PROPERTY

A corner building comprising a **Ground Floor Shop** with separate side access to **3 Self-Contained Flats** planned on part ground and first floor. In addition, there is an **Advertising Panel** on the flank wall.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'6" Internal Width 17'4" Shop Depth 28'2" WC	The Salvation Army Trustee Company (Charity Shop having over 190 branches)	5 years from February 2015 (Lease renewal - in occupation since 2008)	£5,750	IRI
Ground Floor Flat (Flat A)	1 Bedroom, Box Room, Lounge, Kitchen, Bathroom/WC	Individual	6 months from February 2015	£3,900	AST £325 Rent Deposit held.
First Floor Flat (Flat B)	1 Bedroom, Lounge, Kitchen, Shower Room/WC ¹	Individual	6 months from January 2015	£4,500	AST £325 Rent Deposit held.
First Floor Flat (Flat C)	1 Bedroom, Box Room, Lounge, Kitchen, Shower Room/WC	Individual	6 months from February 2015	£4,200	AST £350 Rent Deposit held.
Advertising Panel		Clear Channel Outdoor	20 years from May 2010	£300	
TOTAL				£18,650	

¹Not inspected by Barnett Ross

£18,650 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **MATTHEW BERGER**

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

VENDOR'S SOLICITORS

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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