

**4 WEEK COMPLETION**



**SITUATION**

Occupying a position in this busy town centre close to the junction with the main shopping facilities of High Street within this attractive market town located on the A53 some 20 miles from Shrewsbury and 20 miles from the M54 which leads to the national motorway network.

**PROPERTY**

Forming part of an attractive property comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	28'7"
Internal Width	27'9"
Built Depth	50'2" (max)
WC	

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

**TENURE**

**Leasehold for a term of 999 years from 25th March 2011 at a peppercorn.**

**TENANCY**

The property is let on a full repairing and insuring lease to **A. H. Mohammed as an Off-Licence and Convenience Store** for a term of 3 years from 1st June 2013 at a current rent of **£7,000 per annum** exclusive.

**£7,000 per annum**

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

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

**VENDOR'S SOLICITORS**

Nicholas & Co – Tel: 020 7323 4450  
Ref: N. Nicholas Esq – Email: nick@nicholassolicitors.com

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