



SITUATION

Located within this local parade, next to the junction with Twyford Avenue in this dense residential area under a mile north of the Town Centre and Seaforth and Litherland Railway Station.

Litherland lies approx. 5 miles north of Liverpool and approx. 15 miles west of Wigan, benefitting from good road links via the M57 and M58.

PROPERTY

A single storey mid terrace **Ground Floor Double Shop**. The property benefits from an Off-Licence and Cash Machine.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	38'4"
Internal Width	37'2"
Shop Depth	23'1"
Built Depth	33'4"
WC	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Jehan Yehathugoda & Sabeena Silva as a Convenience Store** for a term of 25 years from 30th July 2014 at a current rent of **£15,600 per annum** exclusive.

Rent Reviews 2017 and 3 yearly to higher of RPI or OMV.

Note: We are advised that the tenant has recently refurbished the shop at a cost of approximately £60,000.

£15,600 per annum

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

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

VENDOR'S SOLICITORS
Liefman Rose & Co - Tel: 0161 740 7878
Ref: M. Rose Esq - Email: liefmanrose@gmail.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